



HOME SALES & RENTALS

Our Town. Your Town. Mountain Town.

MountainTownProperties.ca

Box 2277, 2020 Washington Street,
Rossland BC V0G 1Y0



2190 Columbia Avenue

\$425,000

Stake your claim in your future and the future of Rossland with this fantastic opportunity: a prime piece of commercial & residential real estate with a downtown anchor location & high profile visual exposure for any business to boast.

Situated in downtown, this property has 2 occupied rental units: one commercial tenant on the main floor with a completely separate residential suite above and you also get an adjoining 30' x 100' parcel to play with and the potential for some exciting redevelopment emerges for a prime development opportunity for mixed use community.

Currently has a stable long-term month to month tenant upstairs and a commercial tenant on the main floor, who are both happy to stay, so nothing has to happen fast, if at all! Plan and execute your vision for the future of this high profile location opportunity.

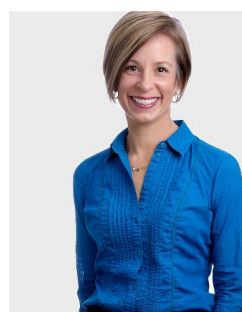
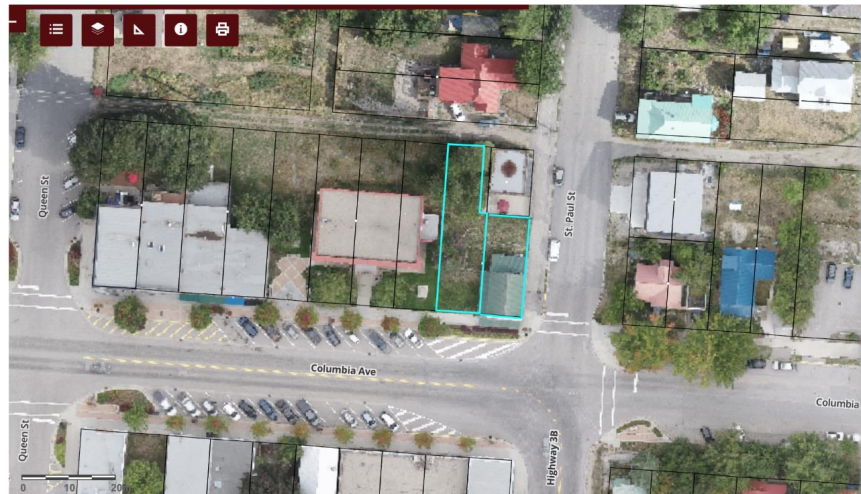
FEATURES

Prime downtown lot - corner lot high visibility.

Great revenue property as both commercial & residential suites currently occupied.

Important cultural heritage & historical value in this old building.

Bonus 30' x 100' adjoining parcel of land included in purchase cost.



JODIE QUIMET

Managing Broker

C. 250-368-7166

E. jodie@mountaintownproperties.ca

W. MountainTownProperties.ca