



# 2640 Shawnigan Lake W Road

\$589,900



## "Kinsol Market" & Apartments West Shawnigan

Opportunity Knocks! Rare C2 Commercially zoned 0.53 acre property on the west side of Shawnigan Lake, known as the Kinsol Market, offers a ready to go store/food service business plus 2 apartments currently rented. The 1,140 sq. ft. commercial space is set up with health permitted, well appointed kitchen ideal for burgers and fries, ice cream, pizza or where ever your entrepreneurial ideas take you. This is being sold as a residence and not as an operational business. Seller's situation has changed so his loss is your gain! There is a nicely renovated 3 bedroom plus den, 1 bathroom 1,084 sq. ft. suite upstairs with laundry and a 1 bedroom plus den, 1 bathroom 624 sq. ft. suite on the main level. There is also a converted garage as well as courtyard and workshop space too. The 1,140+ Sq. Ft commercial space has a bathroom and laundry of its own as well. Stop dreaming and make it happen!

### SPECS & FEATURES

Area	Z3 Shawnigan	Age	Remodelled
Bedrooms	4	Taxes	5867
Bathrooms	3	Tax Year	2017
Lot Size	0.53 Acre	MLS#	444027
Floor Space	3,100 Sq. Ft.	Parking	



To view interactive floor plans scan this QR code with your smart phone

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