



**FOR SALE**

Large Industrial Acreage located next to the Trans Canada Highway with General & Salvage Yard Zoning

ASKING PRICE: **\$3,000,000.00**

BUILDING SIZE: **5400 SF**

LAND AREA: **9.66 ACRES**

TYPE OF SALE: **ASSET**

**Damon Stamboulieh**

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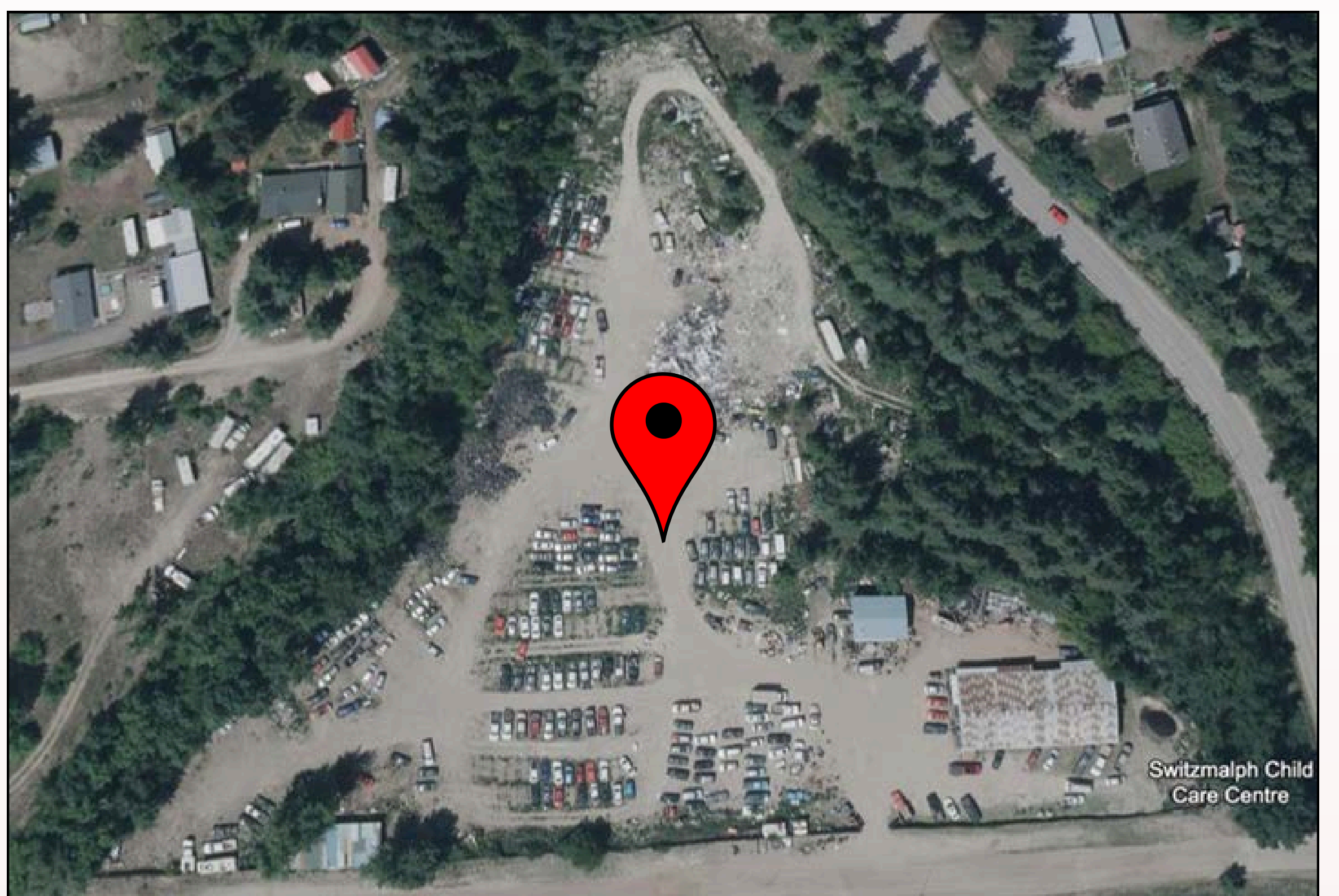
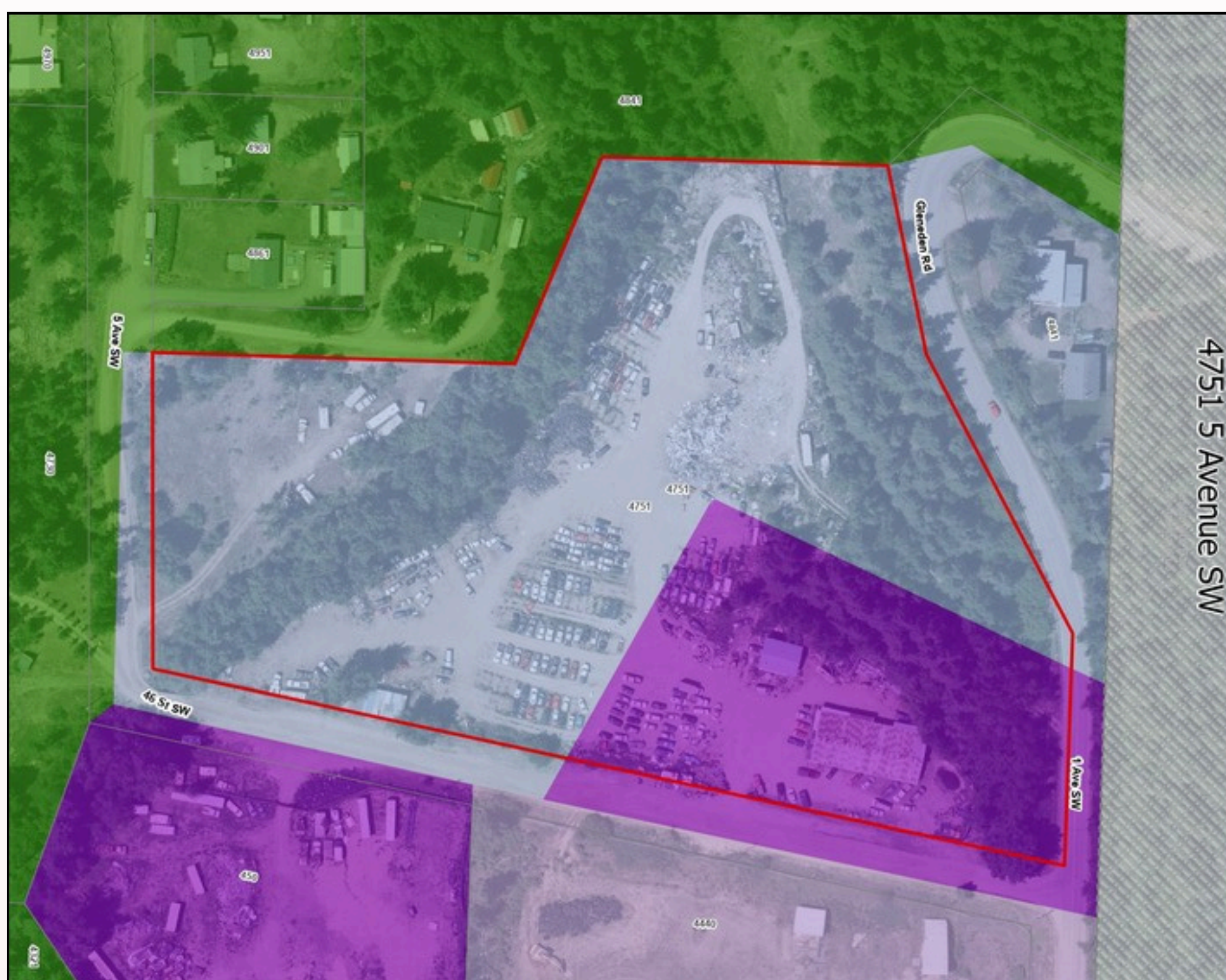


# PROPERTY OVERVIEW

## 4751 5TH AVENUE SW, SALMON ARM, BC

A rare opportunity to acquire a large industrial acreage near the Trans-Canada Highway in the growing community of Salmon Arm.

This 9.66-acre industrial property offers split M1 and M5 zoning, existing industrial improvements, yard space, and redevelopment potential. With a large flat building site, frontage along 5th Avenue, and flexible industrial zoning, the property is well-suited to a range of owner-user, investment, storage, salvage, automotive, fabrication, and redevelopment uses.



### Property Snapshot

Feature	Detail
Address	4751 5th Avenue SW, Salmon Arm, BC
Property Type	Industrial Land / Industrial Acreage
Lot Size	9.66 acres
Zoning	M1 General Industrial & M5 Salvage Yard
Main Building	+/- 5,400 SF industrial building
Additional Shop	+/- 875 SF insulated shop
Price	\$3,000,000

# EXECUTIVE SUMMARY

4751 5th Avenue SW presents a rare industrial land opportunity in Salmon Arm, BC. The property includes approximately 9.66 acres of industrial land with split M1 General Industrial and M5 Salvage Yard zoning, providing flexibility for a broad range of industrial, automotive, fabrication, welding, salvage, storage, and redevelopment uses.

The site is improved with a +/- 5,400 SF industrial building featuring fully engineered heavy metal framing, corrugated metal cladding, shop area, office/front desk space, and a grade-level roll-up door. An additional +/- 875 SF fully insulated shop includes power and two 12' x 12' drive-through bay doors.

The property offers a large flat building site, frontage along 5th Avenue, and benched areas toward the rear of the acreage with multiple flat areas suitable for future building sites. The existing improvements, site scale, and zoning flexibility create a strong opportunity for an owner-user, investor, or redevelopment purchaser.



# PROPERTY HIGHLIGHTS

## Large Industrial Acreage

The property consists of 9.66 acres, providing substantial land area for industrial operations, yard use, storage, expansion, or redevelopment.

## Flexible Split Zoning

The site benefits from both M1 General Industrial and M5 Salvage Yard zoning, allowing a wide range of industrial and automotive-related uses.

## Existing Industrial Improvements

The property includes a +/- 5,400 SF industrial building and a separate +/- 875 SF insulated shop, supporting immediate operational use.

## Yard and Storage Functionality

The site offers large open areas suitable for vehicle, equipment, material, or surface storage uses, subject to zoning and buyer due diligence.

## Redevelopment Potential

The property is described as suitable for partial or full redevelopment, with potential to build on a portion of the site while using existing improvements and yard areas.

## Environmental Information Available

A newer oil-separator system is in place, and a new environmental report is available for qualified buyers.



# SITE & BUILDING OVERVIEW



**The property includes a large flat building site with frontage along 5th Avenue SW. The land is benched toward the rear of the acreage, with multiple flat areas that may support future building sites.**

## Main Industrial Building

Feature	Detail
Size	+/- 5,400 SF
Construction	Fully engineered heavy metal framing
Exterior	Corrugated metal cladding
Shop Area	Industrial shop space
Door	One 10' x 12' roll-up bay door
Office Area	Drywalled and insulated front desk / office space
Additional Area	Separate heated area



## Additional Shop

Feature	Detail
Size	+/- 875 SF
Construction	Fully insulated shop with metal cladding
Power	Included
Doors	Two 12' x 12' drive-through bay doors
Functionality	Designed to allow smooth vehicle passage between the shop and main building

# PROPERTY SPECIFICATIONS

Feature	Detail
Lot Size	9.66 acres / 420,789.60 SF
Total Improved Building Area	Approx. 6,275 SF
Ceiling Height	14–16 feet
Power	225 AMP, single-phase service
Heating	Gas-fired suspended industrial heaters and furnace
Construction	Steel frame, metal siding, concrete slab
Loading	Grade-level roll-up doors
Washrooms	One 2-piece washroom
Parking	Ample on-site parking
Oil Separator	Newer oil-separator system
Environmental	New environmental report on file for qualified buyers



# ZONING OVERVIEW

## M1 GENERAL INDUSTRIAL & M5 SALVAGE YARD ZONING

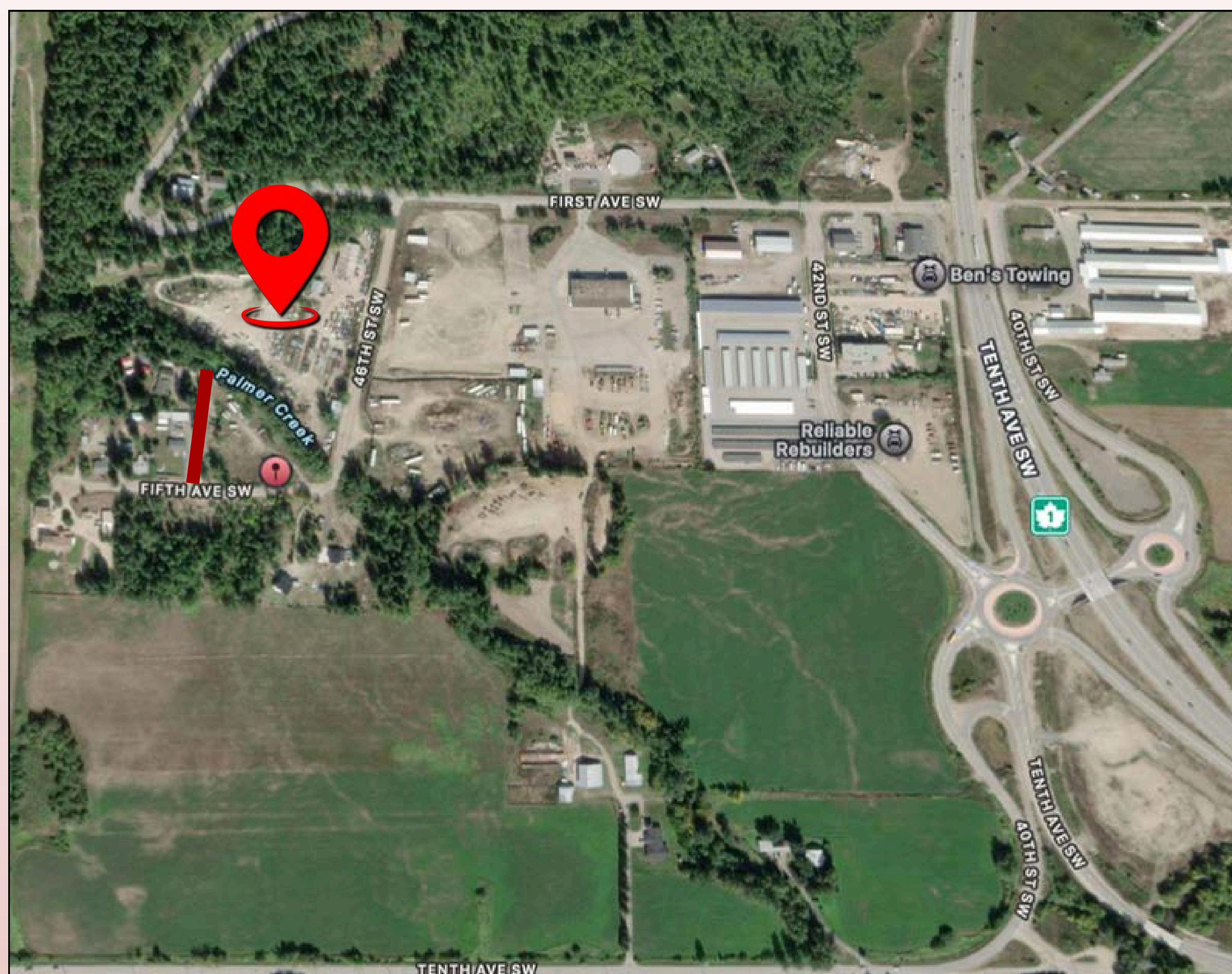
The property is split-zoned with M1 General Industrial and M5 Salvage Yard zoning. This zoning structure supports a broad range of industrial and automotive-related uses.

### M1 General Industrial

- Automotive and truck repair shop
- Bulk petroleum products sales
- Concrete products and ready-mix concrete
- Machinery and equipment sales
- High technology research and development
- Mobile home manufacturing and sales
- Building supply establishment
- Manufacturing or light fabrication

### M5 Salvage Yard Industrial

- Auto towing
- Auto wrecking
- Automobile parts sales
- Automobile repair
- Outside storage yard
- Scrap metal dealer
- Welding, machine, or metal fabrication



# LOCATION & SITE CONTEXT

The property is located at 4751 5th Avenue SW in Salmon Arm, BC, near the Trans-Canada Highway. The site is positioned within an industrial setting and includes frontage along 5th Avenue SW.

The aerial imagery shows the subject property outlined in red, with large yard areas, existing buildings, and surrounding industrial and natural land uses. The zoning map shows the subject parcel with M1 and M5 zoning, with nearby A-2, M-2, M-5, and IR zoning areas shown in the surrounding context.

## Location Features

Feature	Detail
Municipality	Salmon Arm, BC
Road Frontage	5th Avenue SW
Highway Proximity	Near the Trans-Canada Highway
Nearby Road Labels Shown	46 Street SW, Gleneden Road, 1 Avenue SW
Natural Feature Shown	Palmer Creek
Site Context	Industrial acreage with yard areas and existing improvements



# INVESTMENT & USER OPPORTUNITY

This property offers flexibility for several buyer profiles, including owner-users, industrial operators, investors, and redevelopment-focused purchasers.

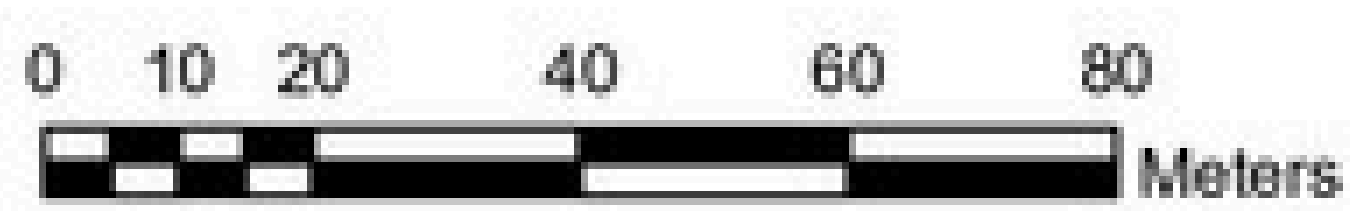
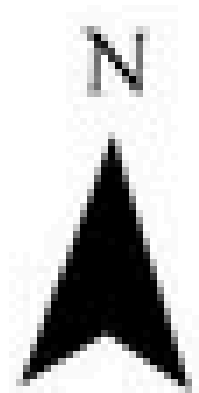
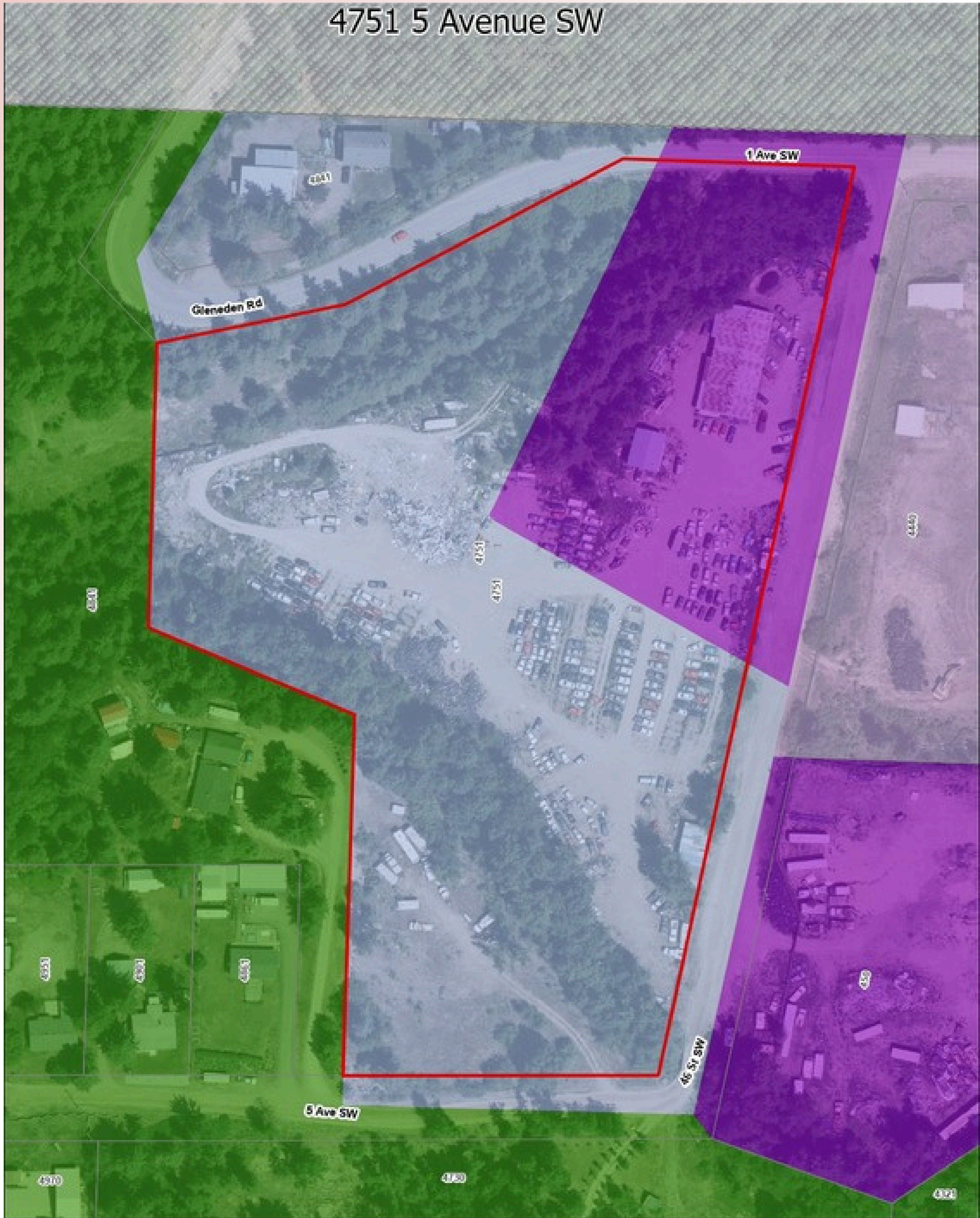
An owner-user may benefit from the existing industrial building, separate insulated shop, yard area, frontage, and flexible industrial zoning. An investor or developer may consider the property's land scale, redevelopment potential, and ability to generate lease income from existing improvements or surface storage, subject to buyer due diligence.

## OPPORTUNITY SUMMARY

Opportunity Area	Brochure Description
Owner-User Use	Existing buildings, yard space, and flexible zoning support operational use
Investment Use	Potential to generate income from existing improvements and surface storage
Redevelopment	Site may support partial or full redevelopment
Subdivision / Rezoning	Document states the property is suited for rezoning and subdivision
Industrial Land Scarcity	Larger-scale industrial zoned acreages are noted as rarely coming to market



# ZONING MAP



Legend			
Parcels	A-2	M-2	IR
Subject Parcel	M-1	M-5	



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