

# Property Client Full W/Photos

## 4113 Squilax-Anglemont Road, Scotch Creek, British Columbia V0E 1M5

MLS®#: [10372285](#) Status: **Active** Title1/Title2: Lease: **\$1,000.00**  
 Prop Type: **Commercial** Sub Type: **Hospitality/Resort** Orig List: **\$1,000.00**  
 Price Type: **Per Pay Period**  
 Mjr /Minor Ar: **Shuswap / Revelstoke/NS - North Shuswap** DOM: **116**



General Information  
 Transaction Type: **For Lease**  
 Parcel ID: [009-569-278](#) Price x Unit: Shop:  
 Yr Built: Bldg Name:  
 Yr Rnvtd: Subdivision:  
 Yr Blt Src:

Layout  
 Storeys:  
 Seat Capacity:  
 Ceiling Min:  
 Possible Use:  
 Current Use:

Lot Information  
 Lot #: Lot SqFt: **30,056**  
 Lot Acres: **0.69**  
 Water Access:  
 Fencing:  
 View:

Floor Area  
 Total Building SqFt: **11,500**  
 Unit SqFt:  
 Leasable Sqft Total: **6,000**  
 Leasable SqFt Min:  
 Leasable SqFt Max:  
 SqFt Source: **Listing Agent**

### Interior Features

Seating Capacity: Loading: **At Grade and Dock** Loading Desc:  
 Accessibility Eq: **No** # Overhd Doors 1: # Ovrhd Doors 2: # Docks Total: Ceiling Feet: **12**

### Parking Features

Ttl Prkng Spcs: Prkng Cov: **0** Prkng Uncov: Secrd Prk Spcs: RV Prkng Spc: Carport: **No**  
 Parking Desc: Garage: **No** Gar Dim:

### Public Remarks

2 months free rent incentive available for qualified tenants. Bring your ideas and negotiate on space and term. Rare leasing opportunity in a high-exposure tourist location directly across from the entrance to Scotch Creek Provincial Park on the North Shore of Shuswap Lake, just 18 km from Highway 1. This three-level commercial building offers up to 20,000 sq. ft. of versatile space and is constructed to a high standard throughout. The main floor is currently set up for a liquor-primary and food service operation, featuring a full commercial kitchen and front counter ideal for ice cream or quick-serve sales. The second floor is suitable for commercial, office, or potential residential use, while the full basement has previously supported retail, sales, and service uses. Former uses include a general store, liquor outlet, office space, and laundromat, showcasing excellent flexibility for a wide range of business concepts. An exceptional opportunity to establish a business in one of the Shuswap's busiest recreational areas.

### Title

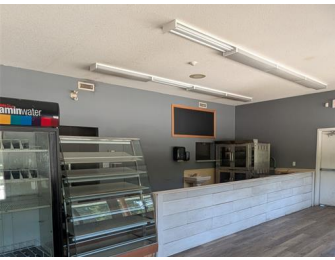
Assgnmt of Contract: Num Titles: Interest Offered: **Head Lease** Contingency:  
 Pets Allowed:  
 Rentals Allowed: Short Term Rent:  
 Age Restrict: Short Term Rent Desc:  
 Restrictions Desc:

### Legal/Tax

Tax Year: Taxes: Tax Assd Val: Indigenous Lnd: **No**  
 Tax Assmnt St: Imprvmnts: Agricultural Rsv: Zoning Code: **C1**  
 Redesign Rezo: **No** Spcf Imprv Ar: SurveyCertAvail: Levies:  
 # of Parcels: Addtnl Parcels: **No** Dev Permit: Irrig Wtr Rghts:  
 Legal Desc: **LOT 1, PLAN KAP10323, SECTION 34, TOWNSHIP 22, RANGE 11, MERIDIAN W6, KAMLOOPS DIV OF YALE LAND DISTRICT**  
 Disclosures: **None**

### Media





**The above information is from sources deemed reliable, but it should not be relied upon without independent verification**