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ottoac@shaw.ca

**For Sale**  
by Owner

NOVEMBER 2020  
VOLUME 13 • ISSUE 5

## FEATURE PROPERTY

**955 Airport Road E, McBride, BC**



**\$620,000**

Peter 1-604-837-1965

1.5 acres • 4 bed, 3 bath • 4,500 SQ FT  
Large Shop

Beautiful 4,500 sqft on 1.5 acres. Includes 4 bedrooms, 3 full baths, office, living room, family room, awesome kitchen with built-in pantry. 940 sqft of storage under garage with separate entrance. 28 x 34 garage and large 36 x 60 shop with office and 2 bedroom apartment.

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REDUCED



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1300ft Highway  
Frontage Zones Highway  
Commercial

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perfect location on the  
Highway 97 North



**203-1654 - 10th Ave.**

\$184,900

Jennifer Gowan  
RE/MAX Centre City Realty  
250-640-4642



**2136 Strathcona Ave.**

\$122,000

Mike  
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Sign Package (2 signs)

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Lawn Sign
- Directional "House For Sale"  
Sign Package (2 signs)
- Listed on web until sold
- Personal consultation
- Offer to Purchase Forms



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**Lot 633, Bittner Rd. East**

\$449,900  
250-562-5379

The South 1/2 of the North of the South West 1/4 of district lot 633 Cariboo District, Except Plan 8733 and 25177, 20.5 acres in the city limits. Development potential for up to 72 lots as per seller's discussion with city planners. City services run through the property.



**REDUCED**

**Lot 7 Hughes Road**  
\$99,800

Jennifer Gowan  
Re/Max Centre City Realty  
**250-640-4642**  
25.18 acres

25.18 acre lot, 14 min. drive from Walmart. Head down the Blackwater, turn left onto Tedford, past the observatory, and you will find a wonderful place to build your dream home. Approximately 5 acres on the left side of the road, starting at the bend, and further down on the right is the remaining 20 acres. There is a possibility of subdividing the property. On a private dead-end road, just minutes from West Lake. Zoning is 'Small Holdings', and it is not in the ALR. Lot size is taken from BC Assessment and priced below assessed value!! Sellers are motivated!



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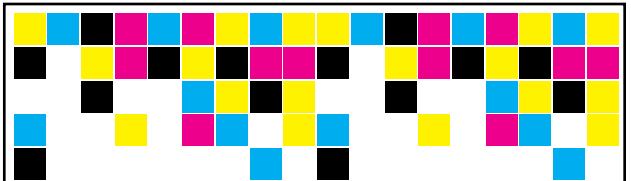


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**Lot 3 West Lake Road**  
\$79,900

Jennifer Gowan  
Re/Max Centre City Realty  
**250-640-4642**

Build your dream home near the lake on 4.5 acres. Private lot located in a gorgeous rural setting with a short drive to the West Lake Provincial Park and the boat launch. Shared well available, hydro and gas nearby. Manufactured homes are allowed. Enjoy the outdoors--hiking, water sports, boating... this is the place to be!! And...the West Lake Community is a wonderful way to connect with others in the area.



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**955 Airport Road E, McBride, BC**  
\$620,000

Peter 1-604-837-1965

1.5 acres • 4 bed, 3 bath  
4,500 SQ FT

Beautiful 4500 sq ft on 1.5 acres . Includes 4 bedrooms 3 full baths, office, living room, family room, awesome kitchen with built-in pantry.

940 sqft of storage under garage with separate entrance. 28 x 34 garage. Also 36 x 60 shop with office and 2 bedroom apartment.

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- 50 RV sites full hookup (except cable)
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- 12 medium chalets including bathroom, bedroom, living room, and kitchen
- 2 small chalets including bathroom, bedroom, and kitchen
- 2 large chalets including 2 bathrooms, 3 bedrooms, living room, and kitchen
- 1 large upgraded chalet including 2 bathrooms, 3 bedrooms, living room, and kitchen
- 1 main public building including hot tub, sauna, 2 bathrooms, laundry room, employe room, 2 showers, employee storage room, living room, and 2 changing rooms; suite upstairs including 3 bedrooms, 2 living rooms, 2 bathrooms, and kitchen
- playground outside by the suite
- 2 story house on the property including 3 bedrooms, living room, dining room, kitchen, pantry, and office
- 3 story lodge including 2 kitchens, 7 bedrooms, 8 bathrooms, 3 living rooms, dining room, office, pantry, and laundry
- 80 acres cleared farmland
- 1 3-door commercial shop
- 1 1-door shop
- lots of back fields, trails, and a river outlining the property, beautiful views and breathless sunsets
- 18 hand-crafted chalets from local forest
- heating system
- underground electrical
- underground sewer

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