

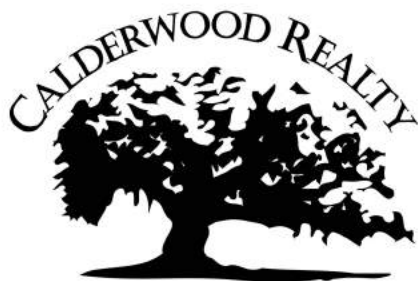


The Cointé River Inn

4420 Madison Ave | \$379,500

Welcome to the Cointé River Inn. The 7 unit hotel offer rooms with satellite TV, high speed internet, fridges and bathrooms. There is a shared laundry room available for guests. Updated in 2009, renovations include new drywall, handcrafted fir floors, plumbing, electrical, roof shingles and much more. The building is located on Highway 16, with excellent exposure. The lower level has rental space that has been used as a café.

GATHER MORE INFORMATION AT WWW.JESSEBUTLER.CA

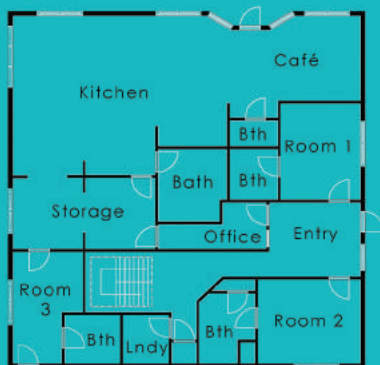


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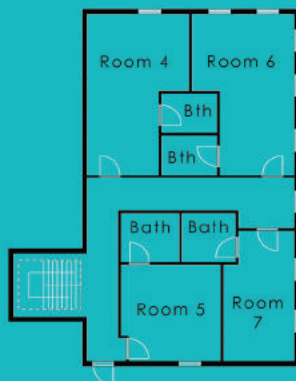




Main Floor



Upper Floor



PROPERTY DETAILS:

UNITS: 7

PARKING: 8

YEAR BUILT: 2007

SQ FT: 4,000

TAXES: \$2,228.28 (2015)

FOUNDATION: Concrete Perimeter

ROOF: Asphalt Shingles

HEATING: Baseboard, Electric

EXTERIOR: Wood

ZONING: C1

PROPERTY SIZE: 6000 sq ft

UTILITIES: \$280 average per month



DID YOU KNOW

Commercial taxes in Telkwa are much less than residential to encourage economical growth in the area.