



**CUSHMAN &  
WAKEFIELD**

**FOR SALE**

**ICONIC LANDMARK**

**4260 - 4268 OXBOW FRONTAGE RD.  
MALAKWA, BC**

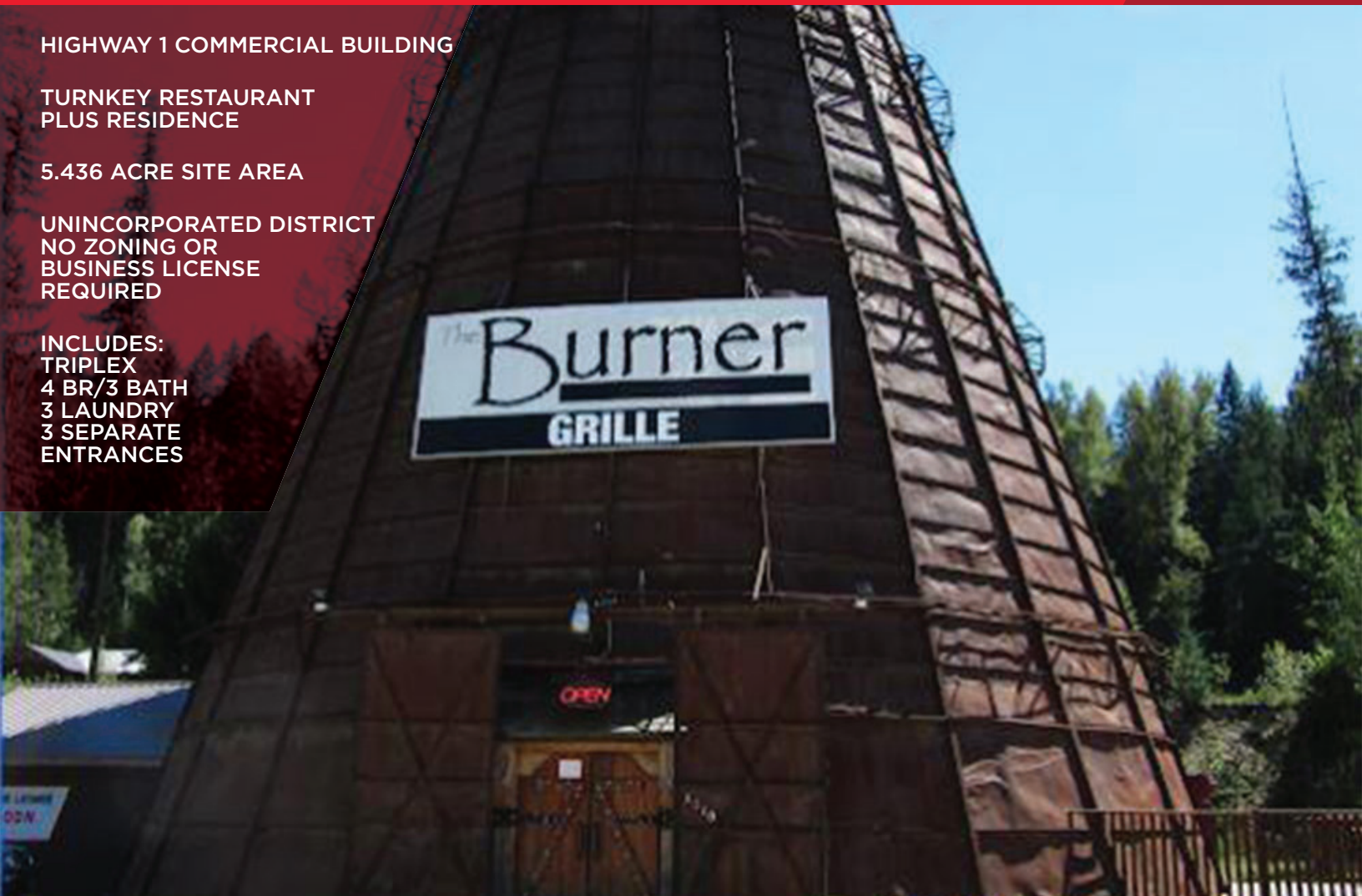
**HIGHWAY 1 COMMERCIAL BUILDING**

**TURNKEY RESTAURANT  
PLUS RESIDENCE**

**5.436 ACRE SITE AREA**

**UNINCORPORATED DISTRICT  
NO ZONING OR  
BUSINESS LICENSE  
REQUIRED**

**INCLUDES:  
TRIPLEX  
4 BR/3 BATH  
3 LAUNDRY  
3 SEPARATE  
ENTRANCES**



**Eric Walker**

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Live & Prosper at this One-of-a-Kind Property

Home of the Historic ***Burner Grille***

Restaurant + Additional Retail Space

## POTENTIAL FOR

### Farming

2 acres of fertile land

### Campsite

Located alongside a natural creek with  
Crown Land beyond

### Storage Facility

### Gas Bar

Nearest fuel stop is 25 kms to the west or  
50 kms to the east.

### VRBO

Newly built view home with two (2) fully  
contained basement suites to rent or for staff



### PROPERTY TAXES

\$2,574.89 (2019)

### PRICE

\$750,000



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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