

822 SPRUCE ST BLUE RIVER, BC

DESIGNED AND CONSTRUCTED BY A LOCAL CRAFTSMAN, THIS TWO STOREY COMMERCIAL BUILDING, LOCATED IN THE HEART OF "DOWNTOWN" WAS BEAUTIFULLY RESTORED IN 2019 (PREVIOUSLY A HARDWARE STORE/LAUNDROMAT).

THE PROPERTY FEATURES FOUR SELF-CONTAINED, FULLY FURNISHED SUITES AND WOULD BE IDEAL FOR INVESTORS, BUSINESS OWNERS, OR A GROUP OF FRIENDS LOOKING FOR THEIR OWN SPACE IN A SHARED BUILDING. EACH SUITE HAS ITS OWN DEDICATED HRV AND ELECTRIC METER. THERE ARE ALSO TWO ON-DEMAND PROPANE HOT WATER HEATERS, ONE FOR THE UPPER LEVEL SUITES, AND ONE FOR THE MAIN LEVEL SUITES, MAKING IT SIMPLE AND CONVENIENT FOR PAYING SEPARATE BILLS, IF NECESSARY.

IMAGINE THIS...

IT SNOWS ALL NIGHT IN BLUE RIVER. YOU WAKE UP SOMEWHERE ELSE AND THINK, "WHAT AM I EVEN DOING HERE?" SO YOU PACK A GRANOLA BAR AND START THE DRIVE. YOUR GEAR AND SLED ARE ALREADY IN BLUE RIVER, SO YOU'RE ALREADY AHEAD OF YOUR FRIENDS, WHO ARE STILL SCRAMBLING TO FIND A HOTEL ROOM ON SUCH SHORT NOTICE. BUT WAIT! YOUR BUDDY WHO PAID FOR THE SUITE ACROSS FROM YOU CAN'T MAKE IT, SO HE DECIDES HE'LL RENT HIS SPACE OUT FOR A FEW BUCKS INSTEAD. AT THE END OF THE DAY, EVERYONE GATHERS IN THE HOT TUB AND ON THE COVERED PATIO TO CHAT ABOUT THEIR AWESOME DAY! YOUR FUN EVENTUALLY COMES TO AN END, AND IT'S TIME TO HEAD BACK HOME. SO YOU PARK YOUR SLED IN THE DETACHED GARAGE, HANG YOUR GEAR TO DRY, LOCK UP AND GO! YOU'LL BE BACK SOON...

IF YOU HAVE ANY QUESTIONS OR WOULD LIKE TO VIEW THE PROPERTY, PLEASE CONTACT AMY AT AMYDEULING82@GMAIL.COM.

822 SPRUCE ST

BLUE RIVER, BC



3000 sq. feet



6 Bedrooms



4 Self-Contained
Suites



4 Bathrooms



1 Detached Garage



1 Hot Tub



amydeuling82@gmail.com



www.suiteblueriver.com

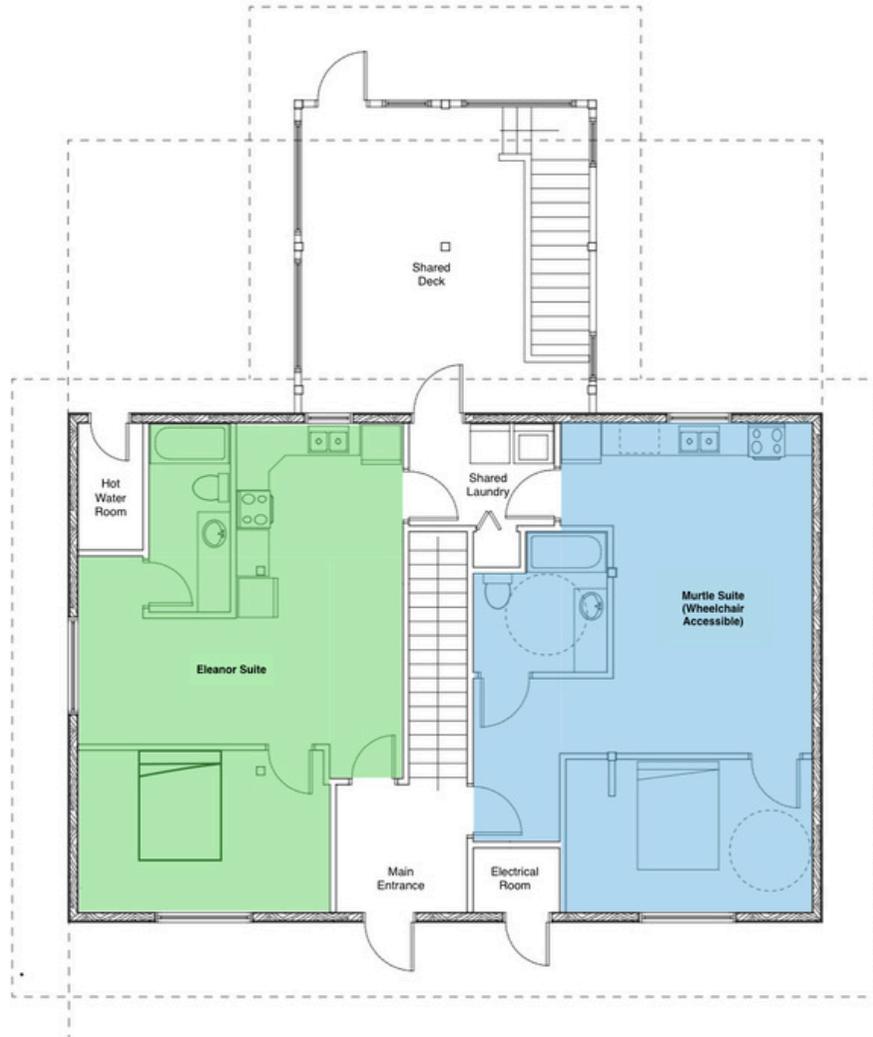
*please note that the business is not for sale, only the building

\$1,200,000

+ gst

ELEANOR SUITE

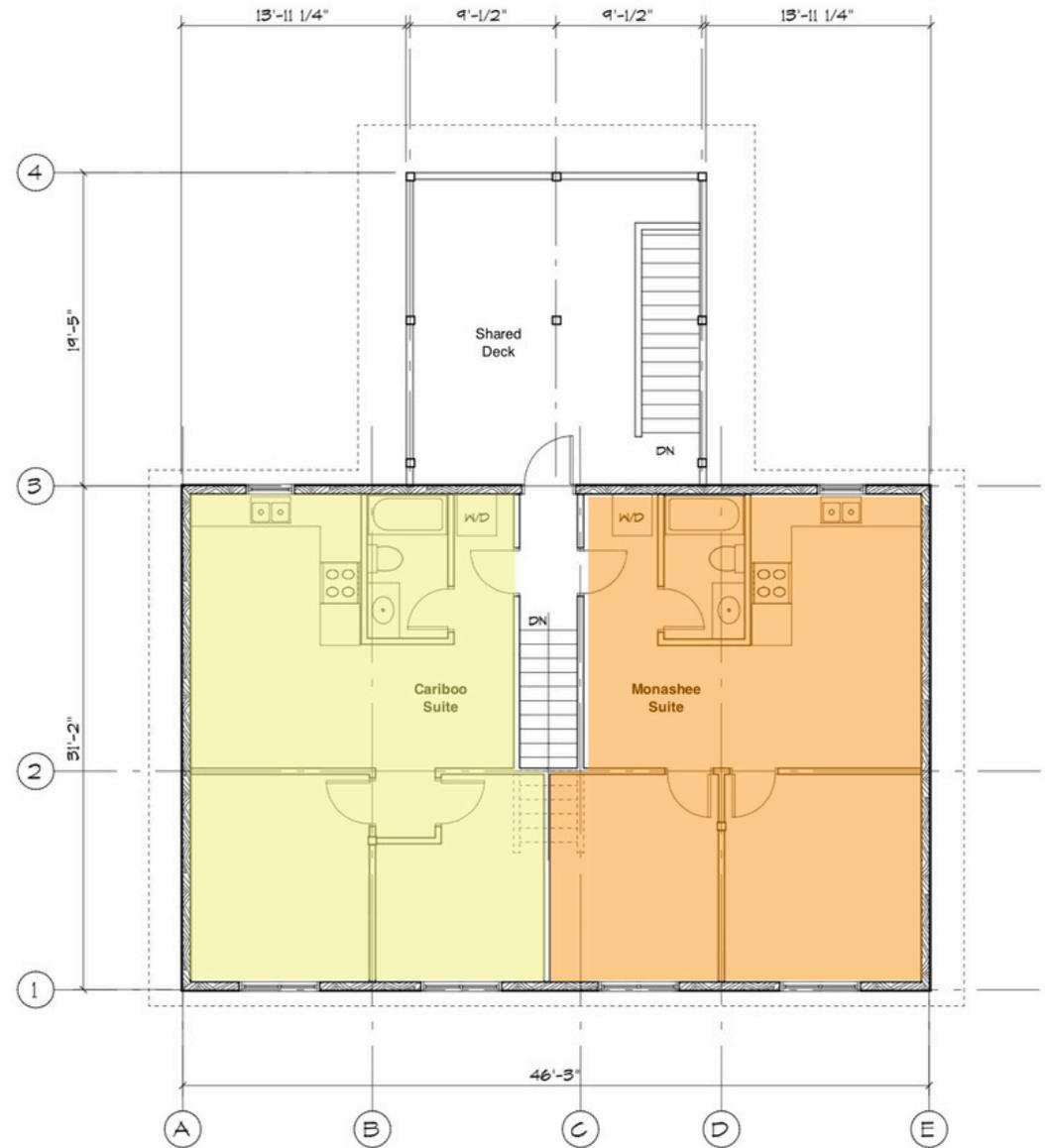
FEATURES ONE BEDROOM,
FULL KITCHEN, LIVING AREA,
DINING AREA, SHARED
LAUNDRY, & A FULL
BATHROOM.



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

CARIBOO SUITE

FEATURES TWO BEDROOMS,
FULL KITCHEN, LIVING AREA,
DINING AREA, PRIVATE
LAUNDRY, & A FULL
BATHROOM.



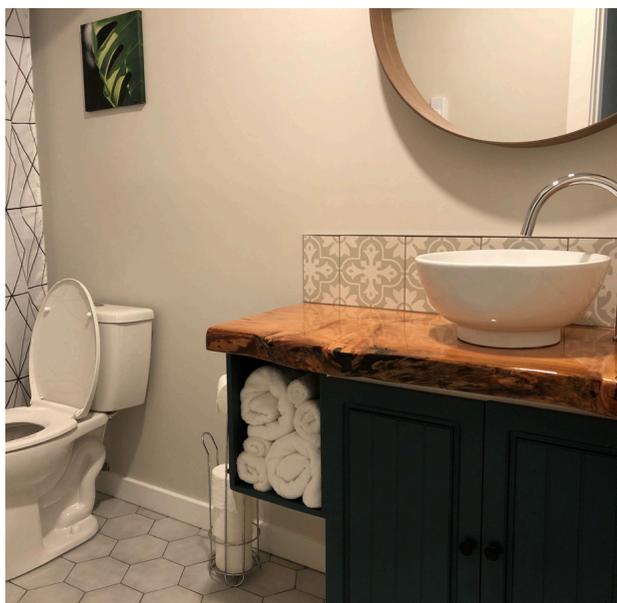
UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

MURTLE SUITE

FEATURES ONE BEDROOM, FULL
KITCHEN, LIVING AREA, DINING
AREA, SHARED LAUNDRY, & A
FULL BATHROOM. WHEELCHAIR
ACCESSIBLE.

MONASHEE SUITE

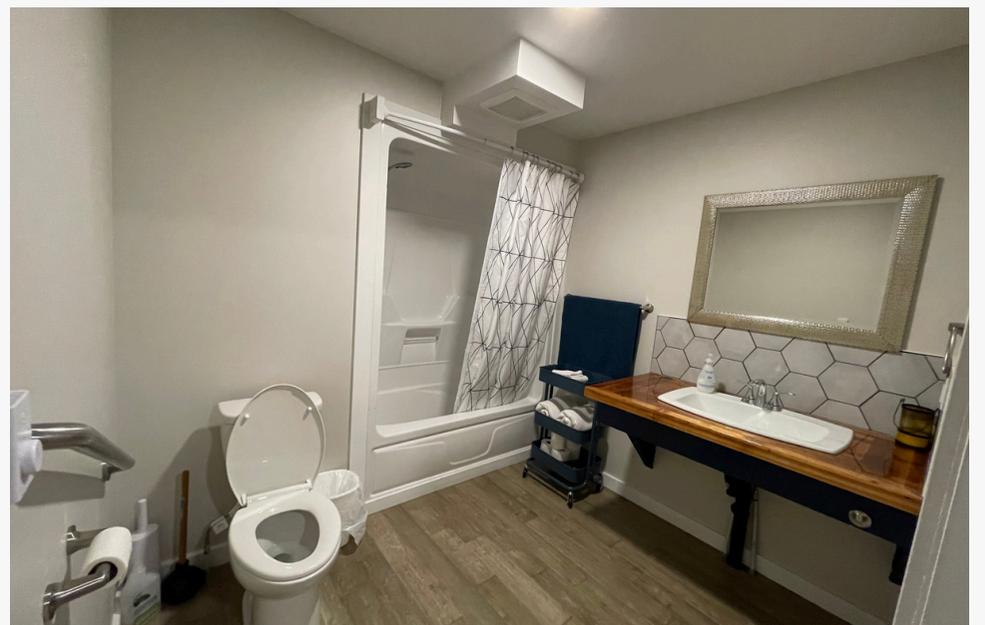
FEATURES TWO BEDROOMS,
FULL KITCHEN, LIVING AREA,
DINING AREA, PRIVATE
LAUNDRY, & A FULL
BATHROOM.



- 1 BEDROOM
- FULL KITCHEN
- LIVING AREA
- FULL BATHROOM
- SHARED LAUNDRY (WITH MURTLÉ SUITE)
- FULLY FURNISHED
- CUSTOM BUILT FURNITURE
- DOUGLAS FIR HARDWOOD & CERAMIC TILE FLOORING
- BLACKOUT BLINDS
- NEW APPLIANCES
- HIGH CEILINGS
- STORAGE SPACE



- 1 BEDROOM
- FULL KITCHEN
- LIVING AREA
- FULL BATHROOM
- SHARED LAUNDRY (WITH ELEANOR SUITE)
- FULLY FURNISHED
- CUSTOM BUILT FURNITURE
- ENGINEERED HARDWOOD FLOORING
- BLACKOUT BLINDS
- NEW APPLIANCES
- HIGH CEILINGS
- STORAGE SPACE



Monashee



- 2 BEDROOMS
- FULL KITCHEN
- LIVING AREA
- FULL BATHROOM
- PRIVATE LAUNDRY
- FULLY FURNISHED
- CUSTOM BUILT FURNITURE
- VINYL PLANK FLOORING
- BLACKOUT BLINDS



2 BEDROOMS
FULL KITCHEN
LIVING AREA
FULL BATHROOM
PRIVATE LAUNDRY
FULLY FURNISHED
CUSTOM BUILT FURNITURE
VINYL PLANK FLOORING
BLACKOUT BLINDS





ENGINEERED DECK:
370 SQFT ON TWO LEVELS
SCREENED-IN
WATERPROOF FLOORING
HIGH CEILINGS
FURNISHED
STORAGE SPACE UNDER STAIRS

ENCLOSED, SCREENED-IN HOT TUB AREA WITH CEDAR CLAD WALLS AND 6 PERSON HOT TUB

SINGLE CAR DETACHED GARAGE

SECURITY CAMERAS (FRONT, REAR & HOT TUB AREA)

JAMES HARDIE FIBER CEMENT SIDING & TRIM

STANDING SEAM METAL ROOF & REINFORCED ROOF FRAMING

NEW PLUMBING & COMMERCIAL GRADE SEPTIC SYSTEM

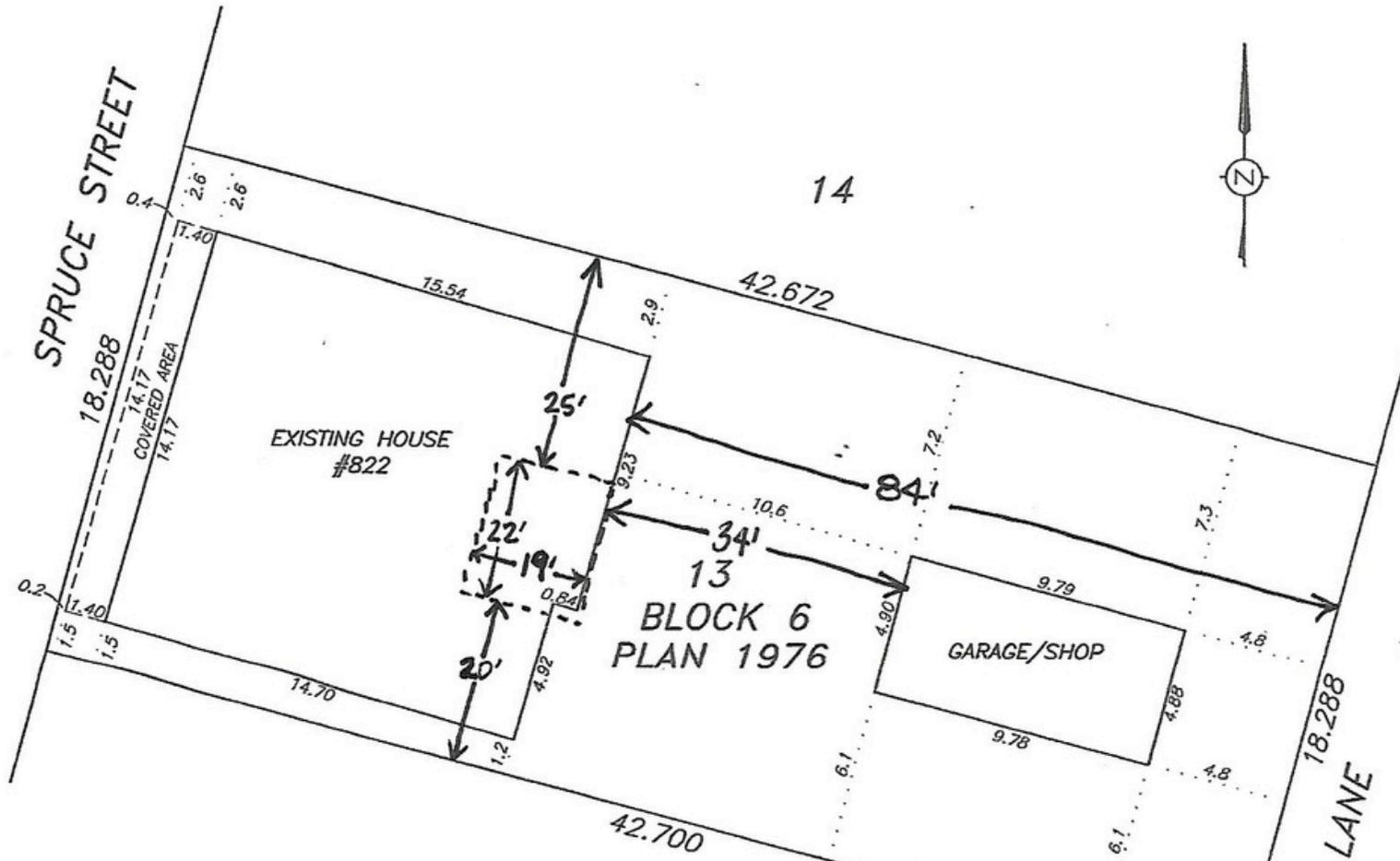
NEW PROPANE FUELLED ON-DEMAND HOT WATER HEATERS

NEW SELF-CONTAINED HEAT RECOVERY VENTILATION UNITS

NEW WIRING & ELECTRICAL PANELS

BRITISH COLUMBIA LAND SURVEYORS
 CERTIFICATE OF LOCATION
 LOT 13, Blk. 6, D.L. 3275,
 KDYD, PLAN 1976

*CORNER LOT NEXT DOOR,
 INCLUDING WATER MAIN, SEPTIC
 SYSTEM, AND POWER POLE LOCATED
 AT SITE, MAY ALSO BE CONSIDERED
 IN SALE FOR A REASONABLE PRICE



NOTE: All measurements do NOT include any roof overhang.
 Please add 4ft on North, East & South sides to
 account for any overhang.

-Amy Deuling
Amy Deuling

NOTE:
 REFERENCE PLAN TO RE-ESTABLISH BOUNDARIES
 WOULD BE REQUIRED FOR AN ACCURATE
 DETERMINATION OF BUILDING OFFSETS.

JOB NO. 16LS0368 SCALE 1 : 250

Allnorth
 Land Surveyors

#301-7 St. Paul St. W,
 Kamloops, B.C. V2C 1E9
 Phone (250)374-5331 Fax (250)374-5332
 SCOTT RHODES BCLS, CLS
 MARISSA MOORE, BCLS
 ALLNORTH CONSULTANTS LIMITED,
 S. RHODES LAND SURVEYING (2012) INC.,
 M. MOORE LAND SURVEYING (2012) INC.,

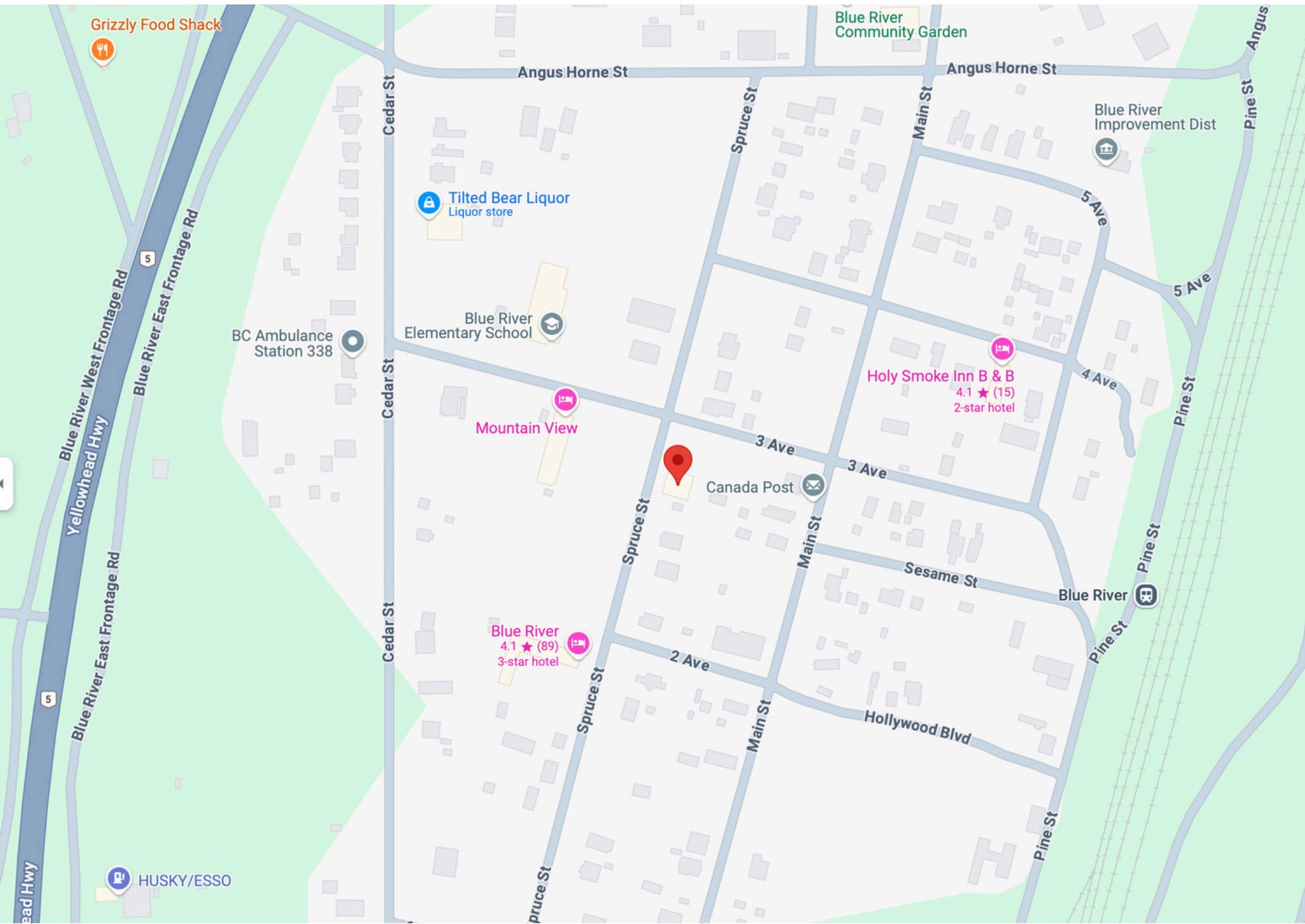
NOTE:
 BOUNDARY DISTANCES ARE COPIED FROM PLANS ON RECORD AT THE
 LAND TITLE OFFICE. THIS PLAN IS FOR MUNICIPAL AND MORTGAGE
 PURPOSES AND SHOULD NOT BE USED FOR RE-ESTABLISHMENT OF
 PROPERTY LINES. THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR
 ANY UNAUTHORIZED DISTRIBUTION OR REPRODUCTION OF THIS
 CERTIFICATE. THIS CERTIFICATE IS VERIFIED ONLY IF SIGNATURE IS
 ORIGINAL AND SEALED.

CERTIFIED THIS 23rd DAY OF JUNE, 2016.

Scott Rhodes
 BCLS.

©
 KB

CENTRAL LOCATION



822 SPRUCE ST
BLUE RIVER, BC, V0E 1J0
 Lot 13, DL 3275, Blk 6, Plan KAP1976
 MLS: N/A (private sale)



Property Type	Fourplex	Year Built	1965
Zoning	C-1	Year Upgraded	2019
Title	Freehold	Taxes (2023)	\$2,357
Storeys	2	Total SQFT	3036
Lot Acres	0.19	Deck SQFT	370
Lot SQFT	8276	Garage/Spa SQFT	512

Construction	Wood Frame	Heating	Electric Baseboards
Foundation	Concrete Slab	Ventilation	Heat Recovery Ventilation Units (4)
Exterior	Fiber Cement	Water Heating	Propane - On Demand (2)
Roof	Metal - Standing Seam	Water	City
Parking	4	Waste	Septic
Parking Access	Front - Gravel Driveway	Security	Nest Cameras (Unmonitored) (3)

Amenities	Storage, Hot Tub, Wheelchair Access, Multi-Level Screened-In Deck
Features	Washer/Dryer (3), Fridge (4), Stove (4), D/W (4), Microwave (4), Window Coverings, Interconnected Smoke & CO2 Detectors, Keypad Locks, Furniture, 6 Portable AC Units

MAIN LEVEL			
ELEANOR SUITE		MURTLE SUITE	
Approx. Area	600 SQFT	Approx. Area	600 SQFT
Living Room	1	Living Room	1
Kitchen	1	Kitchen	1
Dining Area	1	Dining Area	1
Bedroom	1	Bedroom	1
Bathroom	1	Bathroom	1
Laundry Room	0.5	Laundry Room	0.5
UPPER LEVEL			
CARIBOO SUITE		MONASHEE SUITE	
Approx. Area	650 SQFT	Approx. Area	650 SQFT
Living Room	1	Living Room	1
Kitchen	1	Kitchen	1
Dining Area	1	Dining Area	1
Bedroom	2	Bedroom	2
Bathroom	1	Bathroom	1
Laundry Area	1	Laundry Area	1

LISTING PRICE \$1,200,000
 not including any applicable GST/HST

Contact: Amy Deuling
 Phone: 250-674-8949
 Email: amydeuling82@gmail.com
 Business Website: www.suiteblueriver.com

This building was fully reconfigured, fully engineered & permitted, and renovated in 2019 to accommodate four self-contained apartment style units for commercial use. Upgrades include a new standing seam metal roof and reinforced roof framing; new covered, multi-level screened-in deck; new plumbing & commercial grade septic system; new self-contained heat recovery ventilation units (one for each suite); new baseboard heating throughout; new wiring & electrical panels (one per suite, with one having the shared spaces added); new on-demand hot water heaters (one for the main level suites & one for the upper level suites); new interconnected smoke/CO2 alarms throughout; new insulation on all the exterior walls; new sound bars, insulation & fire rated drywall in shared walls & ceiling assemblies; one wheelchair accessible suite (Murtle Suite); new triple pane windows & coverings throughout; and new James Hardie fiber cement siding & trim.

Mechanical & electrical rooms are fully accessible from the exterior of the building. The property includes a detached garage, with a concrete floor slab and a drain. There is ample storage at the rear of the garage, accessed via a garage door. At the front of the garage, in a beautiful spa-like setting, is a new six person hot tub, cedar clad walls, screened-in frames to allow proper ventilation, and a floor drain underneath pressure treated decking.

This building is move in ready! With no maintenance required, and 90% of the furniture and accessories included in the price, all you need to do is pack your bags and enjoy!