



## Incredible Mixed-Use Opportunity

Ashcroft, BC



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# Incredible Mixed-Use Opportunity

Ashcroft, BC

## PROPERTY DETAILS

<b>Listing Number:</b>	25075
<b>Price:</b>	\$799,000
<b>Size:</b>	6,000 sq. ft.
<b>Zoning:</b>	C-1

## DESCRIPTION

Welcome to a rare gem in the vibrant heart of Ashcroft, BC—a stunning mixed-use property offering the perfect blend of modern living, income potential, and small-town charm. Built in 2022 and still under home warranty, this beautifully crafted property is zoned C-1, allowing for both commercial and residential use—opening the door to your dreams of living and working in one of the most welcoming communities in the interior.

At the rear of the property sits a modern two-level home that's sure to impress. Designed with top-of-the-line finishes and thoughtful touches throughout, this home features soaring 9-foot ceilings, Hardie board siding, a durable metal roof, central air, and a cozy wood stove for year-round comfort. Step inside to an open-concept layout bathed in natural light, a chef's dream kitchen with premium appliances and a huge walk-in pantry, and a layout that includes 2 spacious bedrooms, a generous home office (or potential third bedroom), and a large deck perfect for entertaining or relaxing.

In front, you'll find 1,000 sq. ft. of prime commercial space featuring two separate storefronts with great visibility on Railway Ave. One unit is currently leased to the beloved UniTea Café & Lounge, while the other serves as a vibrant art studio used by the Seller—offering immediate income and the potential for a second mortgage helper or future business venture.

The lot is level, clean, and in pristine condition, with concrete sidewalks, ample street presence, and room to grow—especially with the opportunity to purchase the adjacent lot, opening doors for expansion, investment, or even a private garden oasis.

Whether you're an entrepreneur, artist, remote worker, or investor looking for a beautiful place to call home with built-in revenue streams, 605 Railway Avenue offers it all:

- A modern, luxurious home
- Two commercial storefronts with rental income
- Zoning flexibility
- A walkable location in a welcoming community
- And the chance to grow with the adjacent lot available

This is more than a property, it's a lifestyle opportunity! Come discover the best of Ashcroft, where you can live, work, and thrive in style.

## LOCATION

605 Railway Avenue - Ashcroft, BC





## AREA DATA

Ashcroft is a friendly, peaceful, and welcoming town with a small population of around 1,600 residents. It's the kind of place where neighbors know your name, local shop owners greet you with a smile, and community events bring everyone together. There's a genuine sense of pride and care in this town—it's safe, supportive, and ideal for those seeking a slower, more connected way of life.

Ashcroft has traditionally been rooted in agriculture, transportation, and mining, but it's also becoming a hub for arts, tourism, and small business innovation. The town is just minutes from the Ashcroft Terminal, a major inland port, bringing economic growth and opportunities. With its C-1 zoning options and growing reputation as an arts-friendly, entrepreneurial town, Ashcroft is a great place to live and start or grow a business.

Set against dramatic desert hills and just minutes from river valleys, canyons, and trails, Ashcroft is perfect for nature lovers and outdoor enthusiasts. The area offers sunny, dry weather, stunning landscapes, and easy access to hiking, biking,

fishing, and more. Despite its desert climate, Ashcroft has a vibrant garden and slow-food culture thanks to the fertile riverbanks.

The town has everything you need for comfortable living:

- Grocery stores, pharmacy, hardware stores
- Schools and a community health center
- Recreation facilities, a local pool, and cultural events
- A growing food and coffee scene, like the popular UniTea Café & Lounge

And if you need a bigger city fix, Kamloops is just over an hour's drive away.

## Why People Love Living Here

- Safe and family-friendly
- Affordable property prices compared to urban BC
- Supportive for small businesses and creatives
- Active arts and cultural community
- Relaxed, slower pace of life without sacrificing essentials

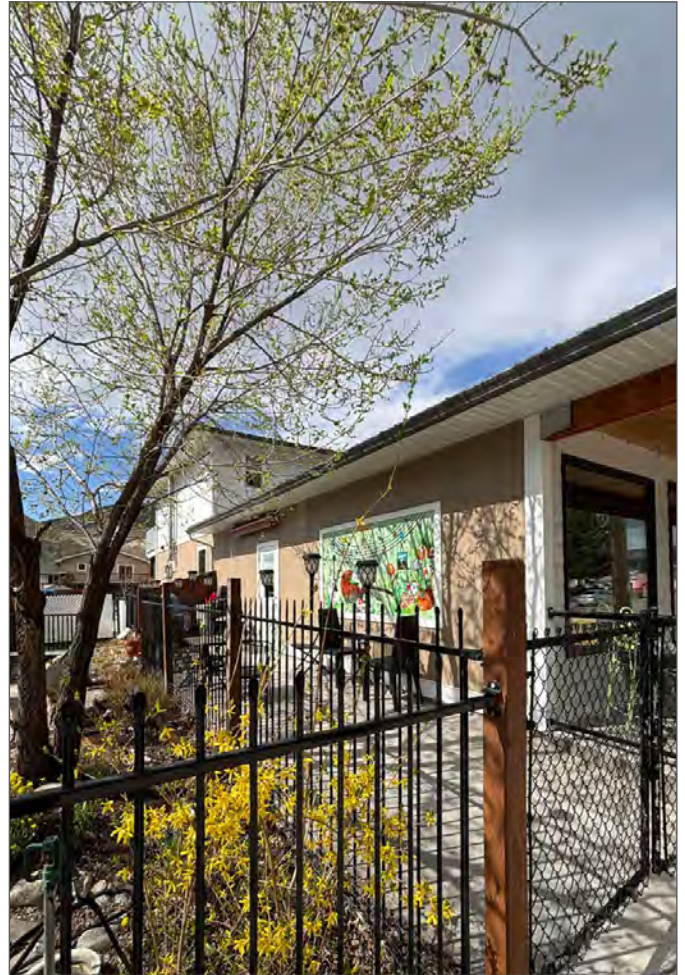
Whether you're retiring, raising a family, looking to start a business, or craving a lifestyle change, Ashcroft offers that rare combination of charm, community, and opportunity—all wrapped in a stunning and sunny desert landscape.

## VEGETATION

Ashcroft is blessed with one of the most unique and desirable climates in British Columbia—a true desert environment that offers hot, dry summers, low humidity, and over 2,000 hours of sunshine each year. This incredible weather creates the perfect conditions for agriculture, especially for growing rich, flavorful vegetables and fruits. The area's long growing season, combined with fertile soils and reliable irrigation from the Thompson River, has made Ashcroft a hub for high-quality produce. Local farms like the renowned Desert Hills Ranch thrive here, producing everything from sweet heirloom tomatoes to crisp corn and vibrant peppers. Whether you're gardening at home or buying from nearby markets, Ashcroft's climate delivers unmatched freshness and flavor—all while offering a comfortable, bug-light, outdoor-friendly lifestyle from early spring through late fall.

## RECREATION

Ashcroft is rich in recreational opportunities that suit every lifestyle, from outdoor adventure to arts and community engagement. Set against the dramatic backdrop of desert hills and the Thompson River, the area is a dream for nature lovers, offering scenic hiking and biking on the Desert Hills Trail Network, panoramic views from the Cornwall Lookout, and peaceful days spent fishing, kayaking, or paddleboarding. Legacy Park and Heritage Place Park are local favorites for picnics, riverside walks, and family outings. The town also boasts a seasonal outdoor community pool, tennis and pickleball courts, sports fields, and a fitness center. In the winter months, nearby trails offer snowshoeing and cross-country skiing. Ashcroft's vibrant arts scene adds to the charm, with



creative hubs like UniTea Café & Lounge hosting regular live music, performances, and open mic nights. With year-round events, workshops, and a welcoming atmosphere, Ashcroft offers a fulfilling, active lifestyle in a stunning natural setting.

## HISTORY

Ashcroft's story begins in the 1860s during the height of the Cariboo Gold Rush, when it became a vital stop along the historic Cariboo Wagon Road. Founded by the Cornwall brothers, ranchers from England, Ashcroft quickly grew into a bustling hub for freight, trade, and travelers heading north in search of fortune. Its strategic location along the Thompson River made it a natural center for





commerce, and later, the arrival of the Canadian Pacific Railway in the 1880s cemented its role as a key transportation and supply point in BC's interior. Over time, Ashcroft transitioned from a rough-and-tumble frontier town into a thriving agricultural and railway community. Today, it stands as one of the few true desert towns in Canada—known for its sunshine, strong sense of heritage, and vibrant arts and farming scene. With preserved historic buildings and a deep-rooted pioneer spirit, Ashcroft continues to blend the charm of the past with the promise of the future.

### MAP REFERENCE

50°43'14.15"N and 121°16'51.26"W

### INVESTMENT FEATURES

- Modern 2022 build with 2-storey home
- 2 commercial storefronts (café + art studio)
- Prime location on Railway Ave
- Income potential + home warranty
- Zoned C-1 (residential + commercial)
- Option to buy next-door lot

### SERVICES

- Hydro
- Natural gas
- City water, sewer, recycling
- High speed Internet
- Satellite/cable
- Both residence and commercial space have their own high efficient gas furnace and central air

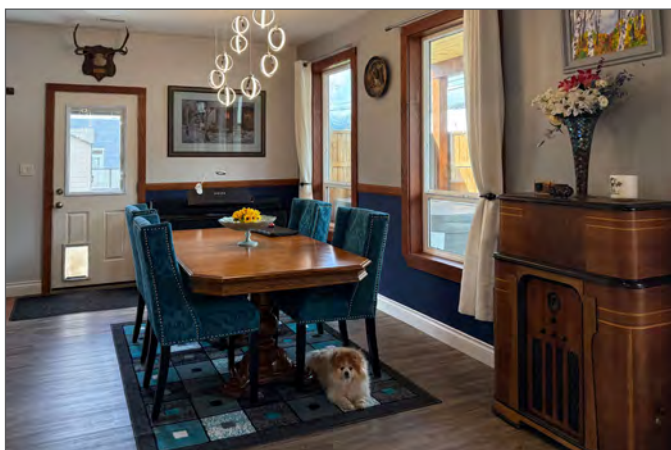
### TAXES

\$5,580.63 (2024) for entire building including home and 2 commercial storefronts

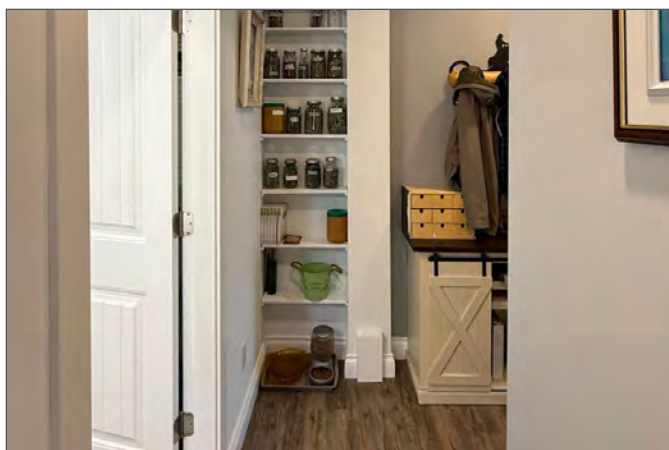
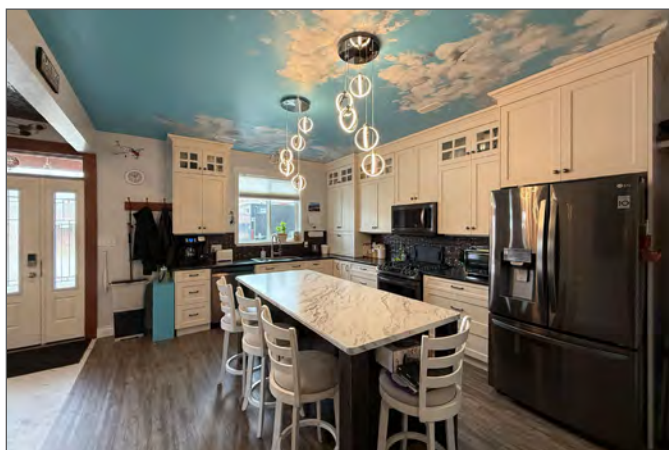
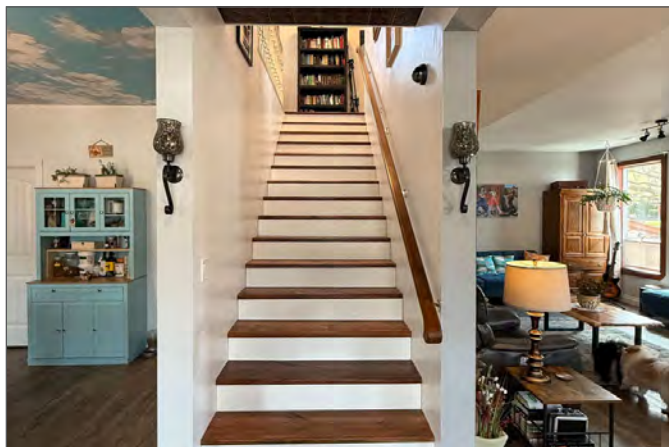
### LEGAL

LOT 3 BLOCK 6 PLAN KAP189 DISTRICT LOT 423 KAMLOOPS DIVISION OF YALE LAND DISTRICT

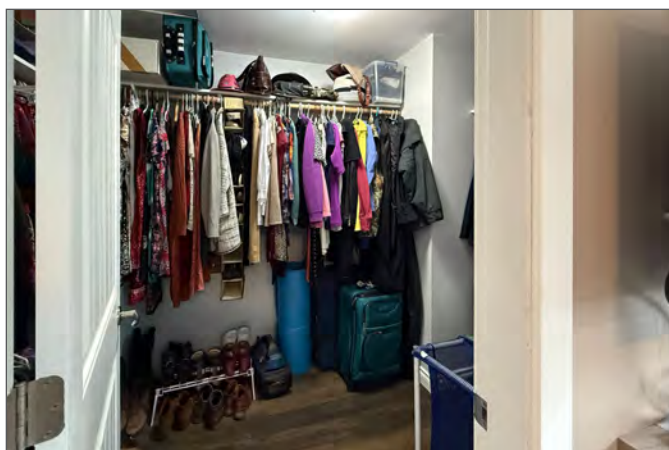
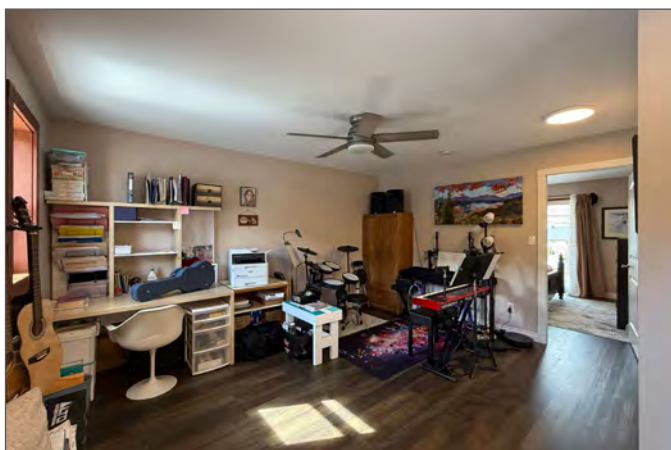
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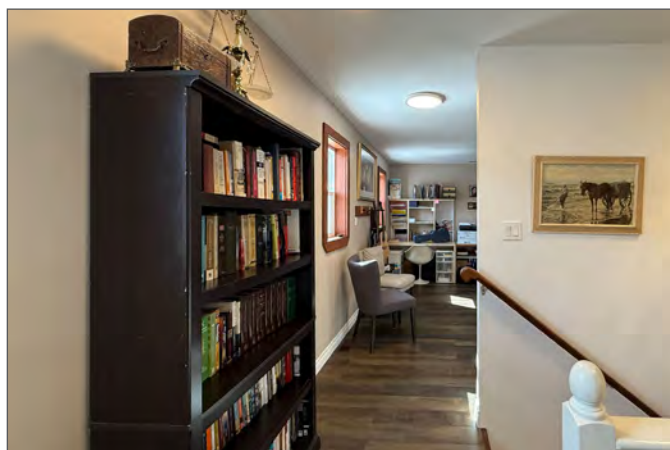
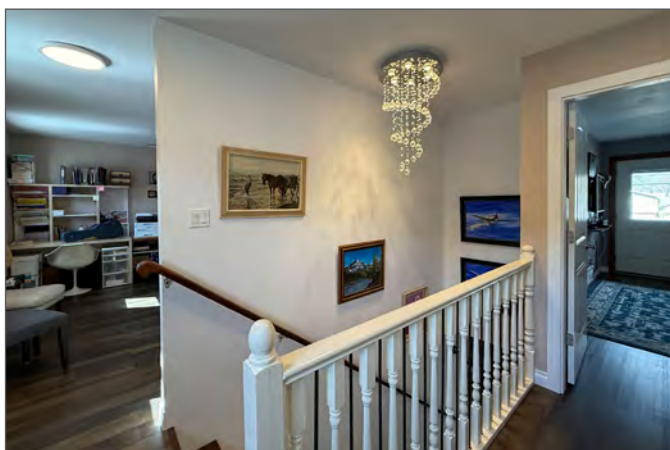
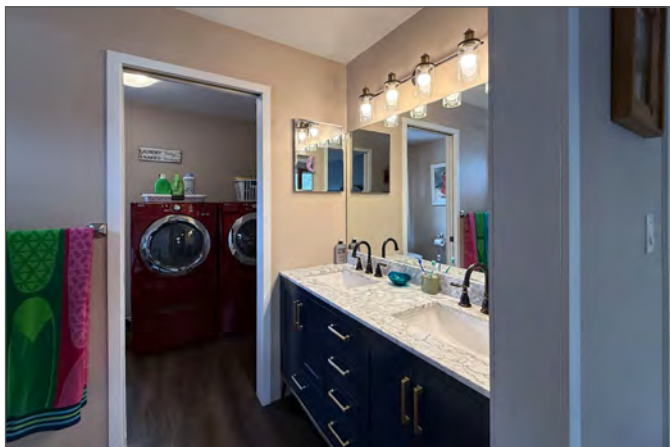




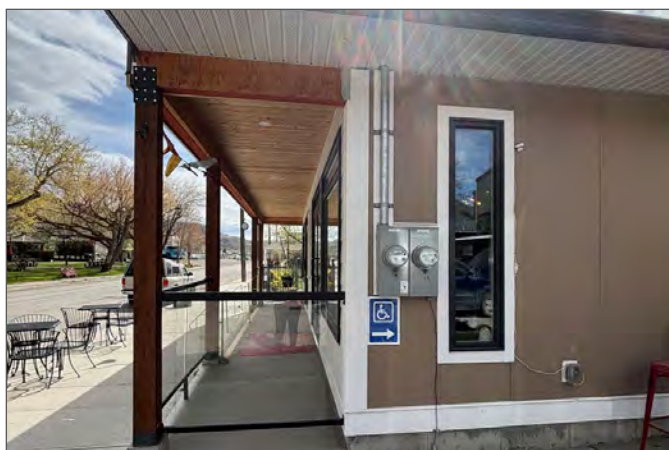
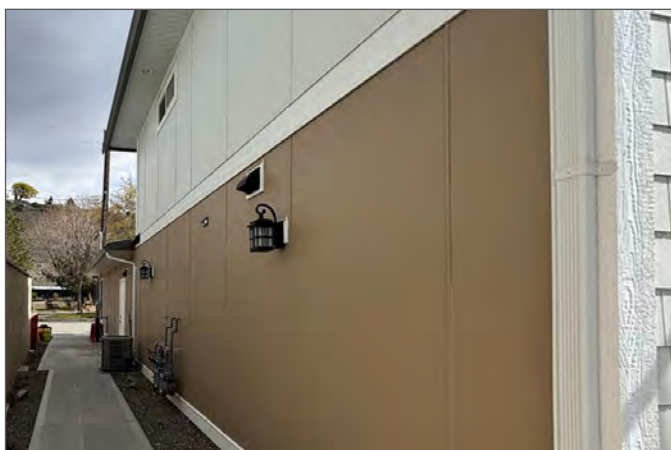




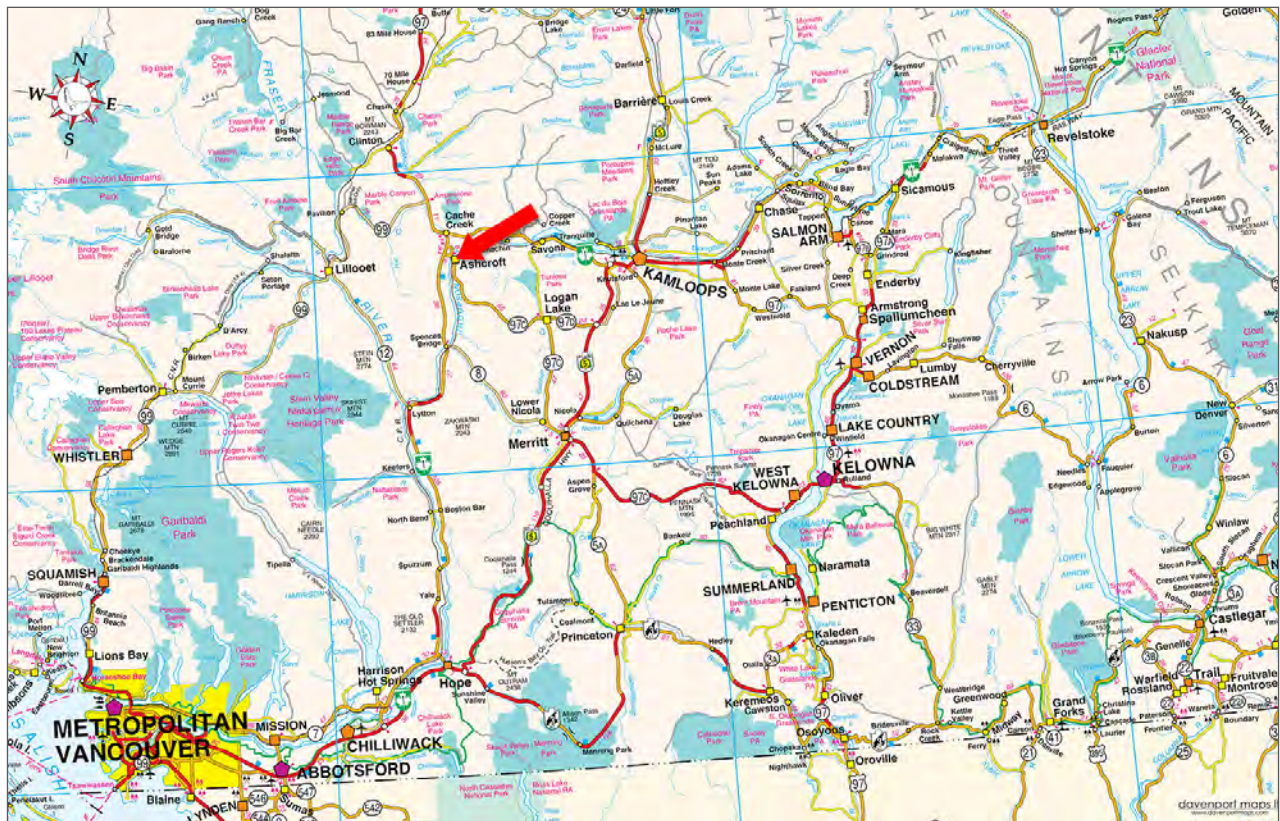








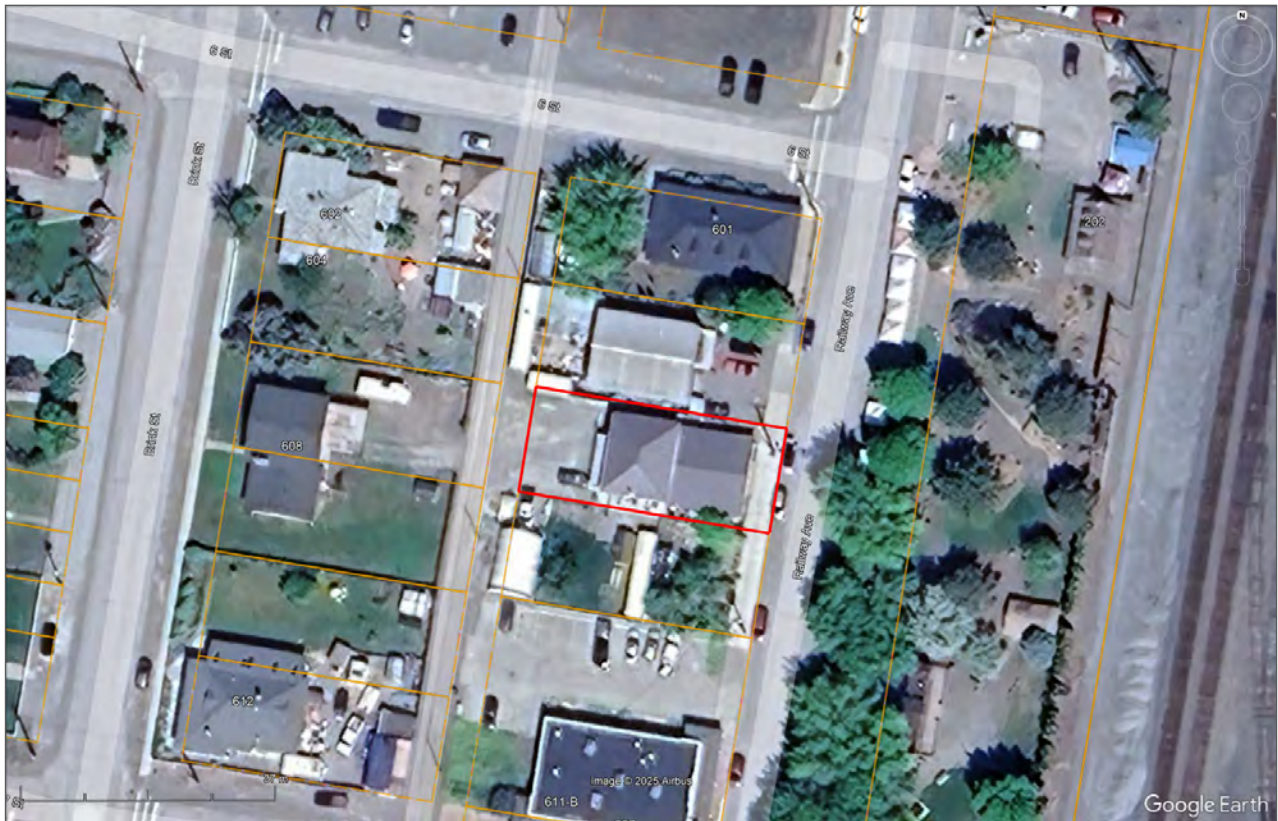




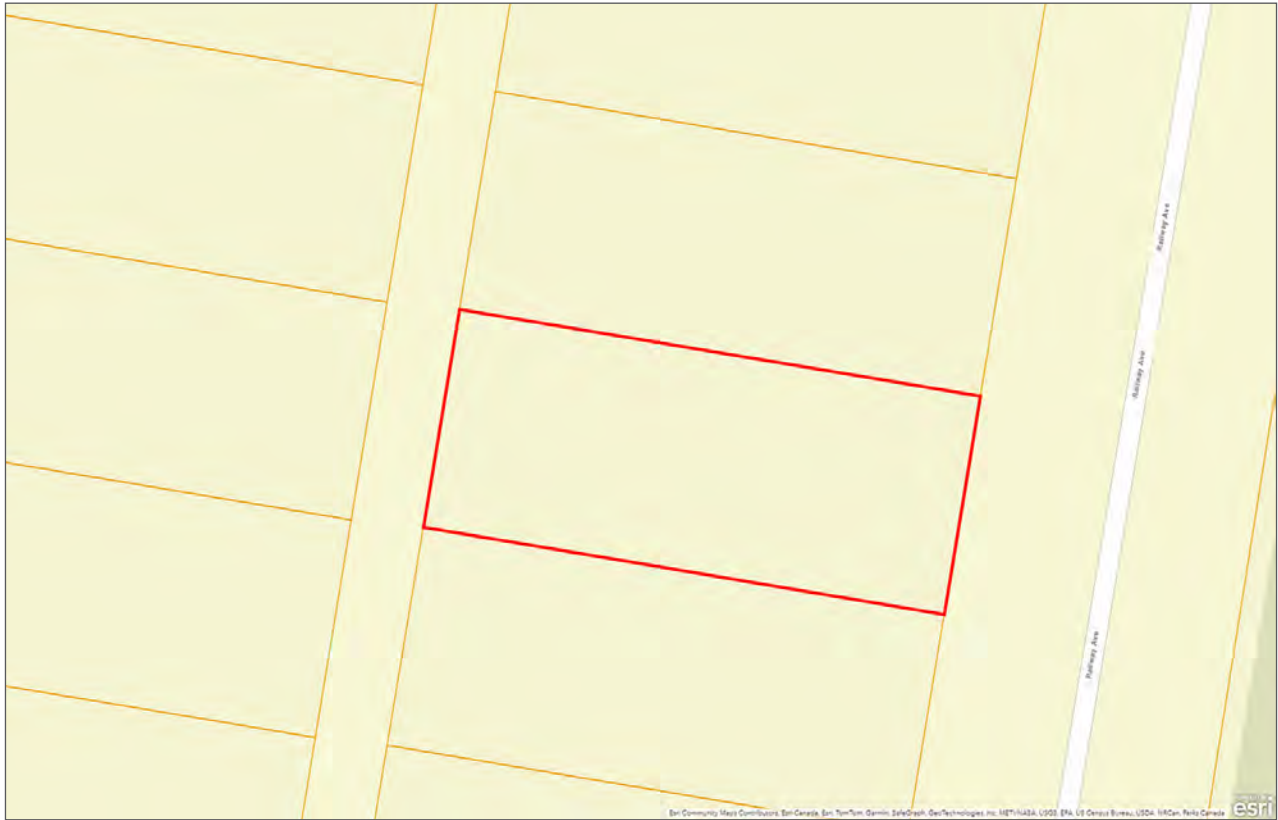














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