

FOR SALE

1450 HUSKY FRONTAGE ROAD

Eagle River Golf & Country Club

Colliers



Opportunity

Colliers is pleased to offer the rare opportunity to acquire Eagle River Golf and Country Club, a well-established 9-hole golf course nestled in the heart of Sicamous, BC. This unique property presents significant value-add potential with multiple revenue streams, including food and beverage operations, fully serviced RV sites, and a residential suite located above the clubhouse. Set against a stunning natural backdrop and located in a popular recreational corridor, this offering is ideal for investors or owner-operators looking to capitalize on a lifestyle business with immediate income and future upside.

Property Overview

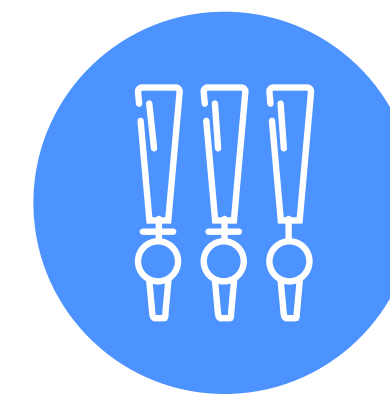
Civic Address:	1450 Husky Frontage Rd, Sicamous BC, V0E 2V1
Legal Addresses:	<p>PID 010-324-305: THAT PART OF LEGAL SUBDIVISION 9 LYING SOUTH OF THE EAGLE RIVER SECTOIN 6 TOWNSHIP 22 RANGE 7 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION OF YALE DISTRICT, EXCEPT PARTS INCLUDED IN PLANS 4309, 5062 5428, 6830 AND 9146</p> <p>PID 010-324-429: THAT PART OF FRACTIONAL LEGAL SUBDIVISION 16 LYING SOUTH OF THE EAGLE RIVER SECTION 6 TOWNSHIP 22 RANGE 7 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION OF YALE DISTRICT</p> <p>PID 010-324-399: THAT PART OF FRACTIONAL LEGAL SUBDIVISION 15 LYING SOUTH OF THE EAGLE RIVER SECTION 6 TOWNSHIP 22 RANGE 7 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION OF YALE DISTRICT</p>
Lot size:	34.37 acres
Zoning:	A-1 agriculture & resource management
Building size:	<p>1st floor clubhouse: 3,000 SF (food & beverage for 140 people)</p> <p>2nd floor residential Suites: 2,400 SF (3-bedroom and 2-bedroom units)</p> <p>5 bay garage: 1,725 SF</p> <p>10 fully serviced RV sites</p> <p>Cart storage</p> <p>BBQ gazebo area</p>
Property Tax:	\$11,619 (2024)



Highway Frontage



Value-Add Opportunity



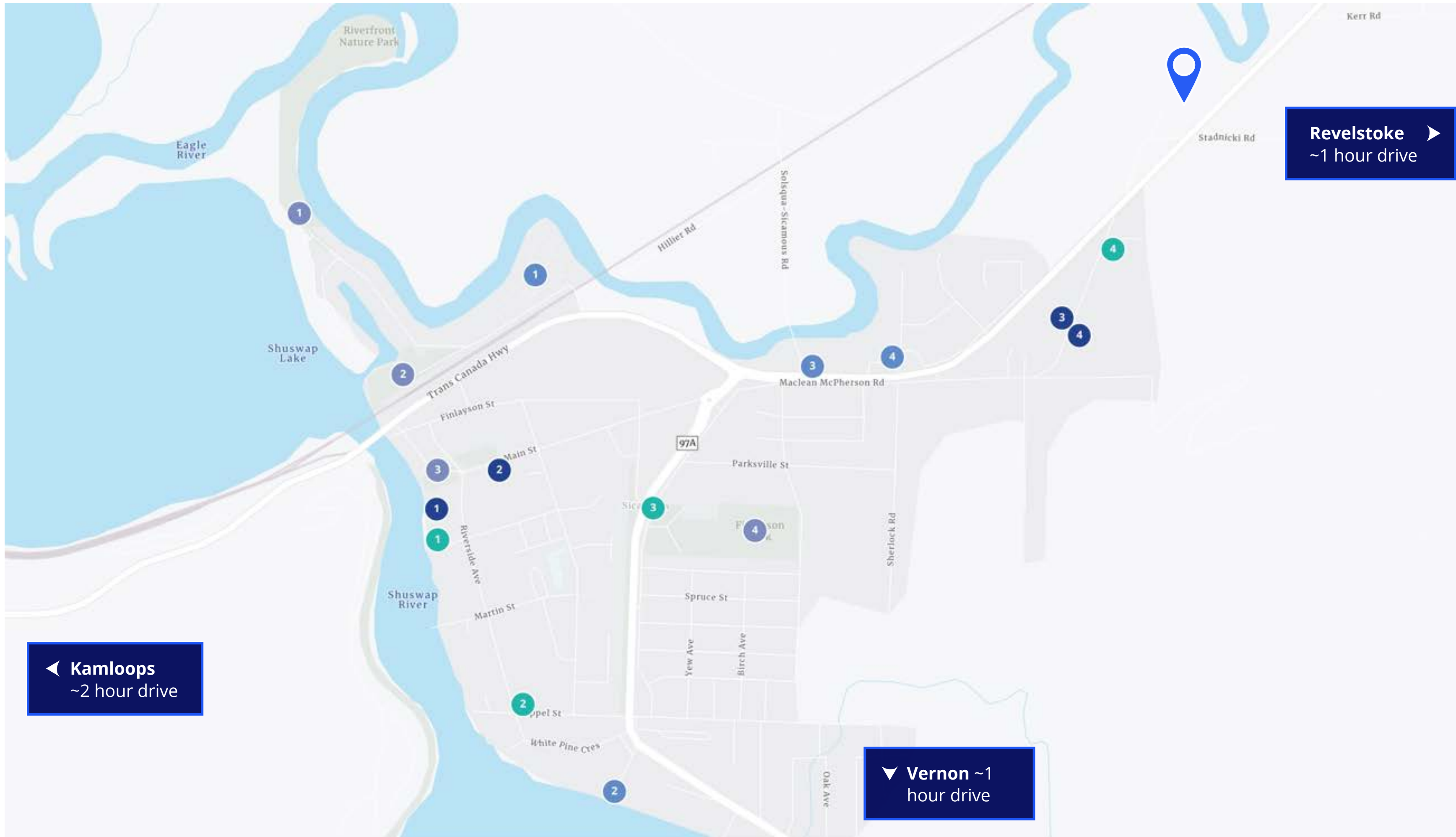
Full Liquor License



Multiple Revenue Streams



Location Overview



Entertainment

- 1 Bluewater House Boats
- 2 Bucktail Adventures
- 3 Sicamous & District Recreation Centre
- 4 Kelly's Go Karts

Hotels & Resorts

- 1 Silversands RV Resort
- 2 White Pines Resort
- 3 Anchor Riverfront Motel
- 4 Best Western Sicamous Inn

Food & Drink

- 1 Moose Mulligans Public Eatery
- 2 The Narrows Smokehouse
- 3 Fruit World
- 4 D Dutchman Dairy

Parks & Recreation

- 1 River Front Nature Park
- 2 Sicamous Beach Park
- 3 The Marina - Sicamous
- 4 MJ Finlayson Centennial Park

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Gallery



Contact

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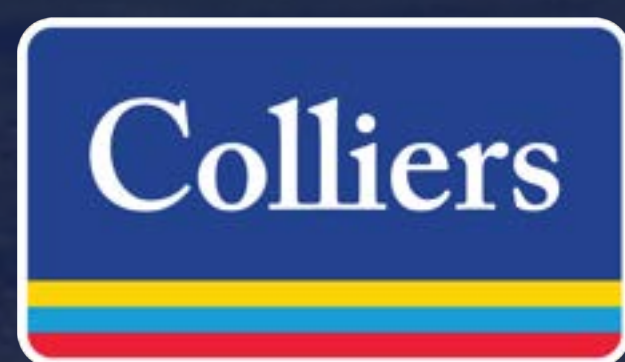
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