



## FOR SALE

16 Unit Two-Storey Motel with on  
2.117 Acres in Sicamous

**1321 Trans Canada Highway**  
**SICAMOUS, BC**

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## 1321 Trans Canada Highway, Sicamous BC

### OPPORTUNITY

Opportunity to purchase an established motel on 2.117 acres with great exposure in the beautiful Sicamous area. The motel consists of a two levels with 8 rooms each, totalling to 16 double room units constructed over a 2' crawlspace. Known as the Anchor Riverfront Motel, this charming property benefits from ease of access to the Trans Canada Highway and backs onto Eagle River.

### HIGHLIGHTS

- › Two-storey motel located along the popular Trans Canada Highway 1, with great exposure to traffic in both directions
- › Two floors with eight (8) units on each level, sixteen (16) rooms total
- › The District of Sicamous has a 10 year tax exemption for any new developments or improvements in the area
- › Each unit has separately metered electrical and is prewired for kitchens
- › Each room consists of primarily 2 bedrooms, and 1 full bathroom (3 piece tub with shower head)
- › Wall mounted air conditioning units in each room
- › Site features mature landscaping with an abundance of coniferous and fruit trees
- › Zoned C2 - Highway Commercial
- › Walkway & firepit along river and firepit near motel







## Sicamous, British Columbia

Sicamous is a district municipality in British Columbia located adjacent to the Trans-Canada Highway at the Highway 97A junction.

Known as the Houseboat Capital of Canada, Sicamous attracts an excess of 40,000 people who come to vacation on the lakes, and an additional 15,000 residents make the community their home during the summer season. In the winter, the community benefits from being surrounded by four mountain ranges; Owls Head, Queest, Eagle Valley Pass, Blue Lake and Hunters Range, and attracts outdoor enthusiasts who enjoy snowshoeing, snowmobiling and skiing.

## Location

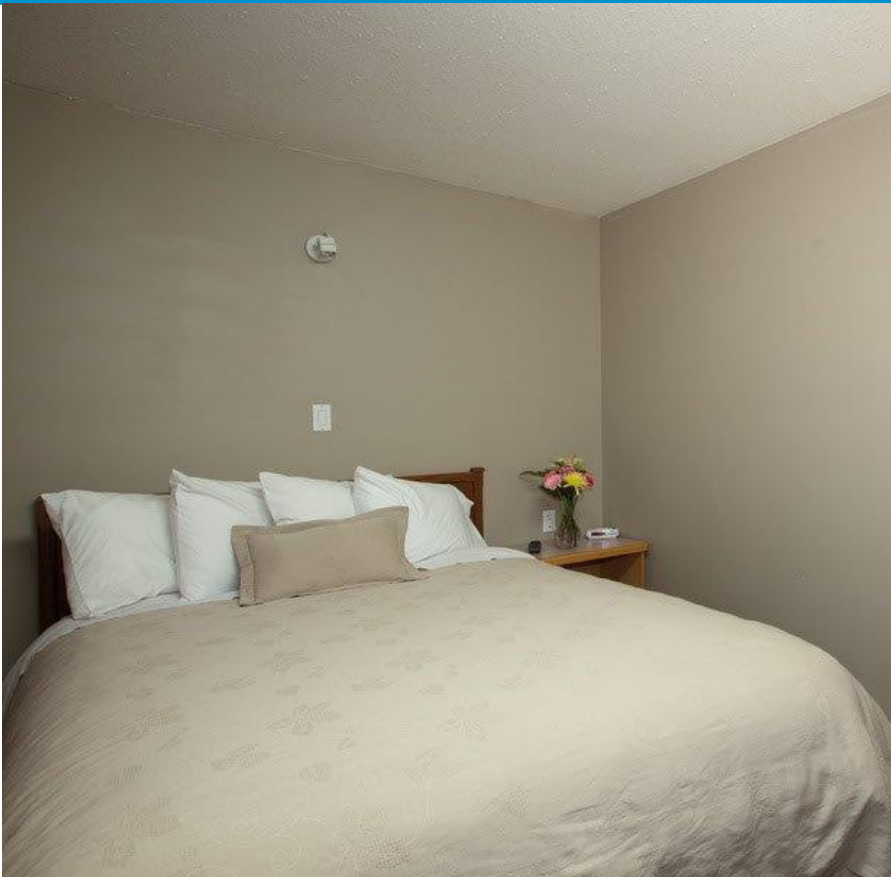
Subject site is located on the corner of the Trans Canada Highway and Solsqua Road; accessed from Solsqua road.



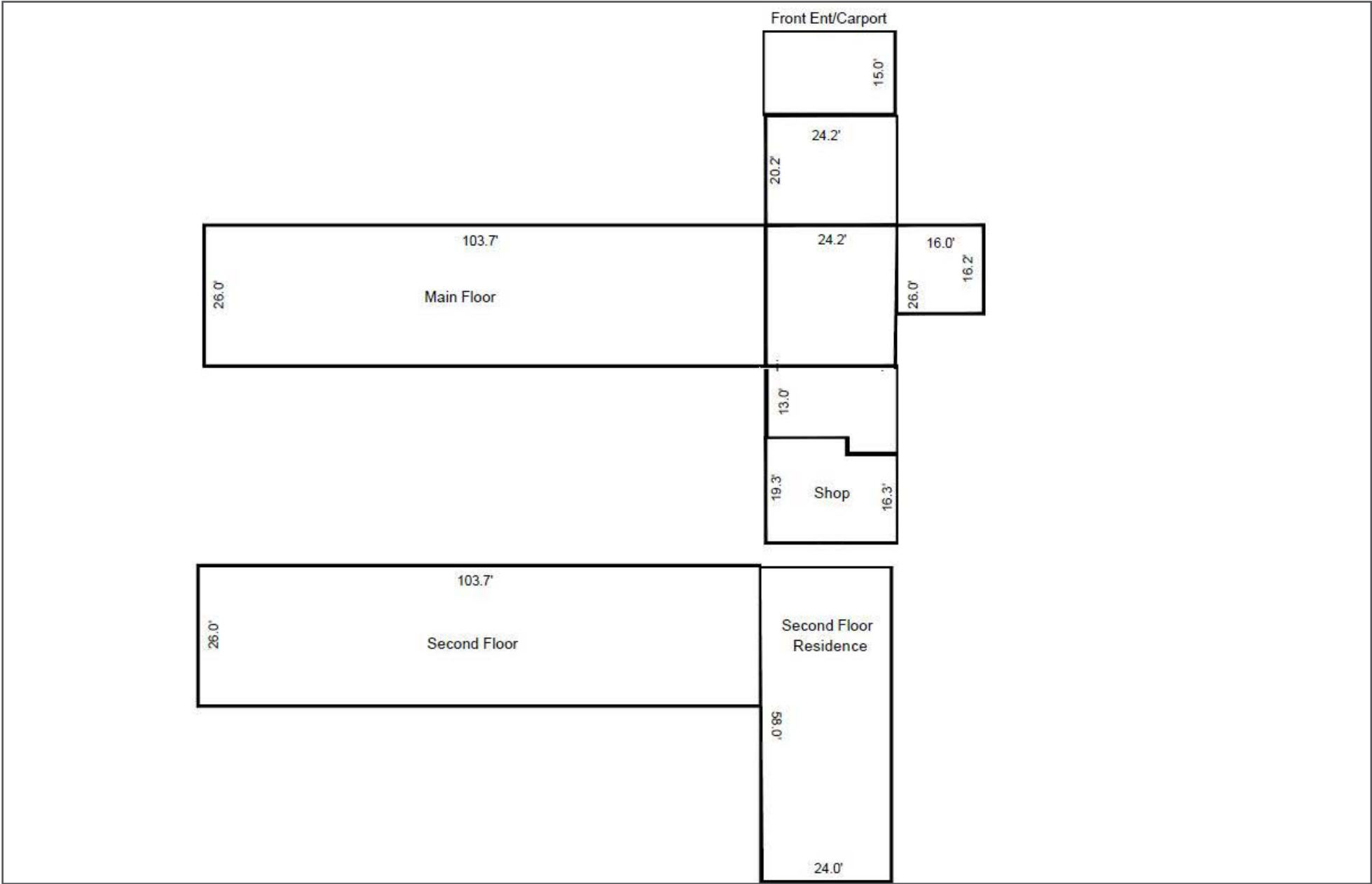


# Salient Information

Civic Address	1321 Trans Canada Highway 1, Sicamous BC		
Legal Address	LOT 1 DISTRICT LOT 497 KAMLOOPS DIVISION YALE DISTRICT PLAN 5217 EXCEPT PLANS B7337, 6134, H664 AND KAP63692		
PID	010-330-160		
Location	Subject site is located on the corner of the Trans Canada Highway and Solsqua Road; accessed from Solsqua road.		
Lot Size	Approximately 2.117 acres		
Building Sizes (approximately)	Hotel Rooms	5,390 SF	
	Residence (attached)	2,624 SF	
	Office	487 SF	
	Total	8,501 SF	
Zoning	C2 - Highway Commercial		
Taxes (2018)	\$12,043		
City Services	BC Hydro electricity, Municipal Water & Sewer		
Financials	Financial information available upon signing a Non-Disclosure Agreement (NDA)		
Price	\$1,200,000		



Floor Plan







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