

FINDING SILVER STAR'S EDGE

FOR SALE

**± 31 Acres of Slopeside
Multi-Family & Hotel Development Land
at Silver Star Mountain Resort**

CBRE

ROYAL LEPAGE KELOWNA
RLK
COMMERCIAL

SIGNIFICANT RETAIL & COMMERCIAL OPPORTUNITIES

Once in a generation land opportunity

CBRE and RLK are pleased to present an exceptional opportunity to acquire and develop five separate land parcels totalling ±31 acres of development land located at the base of Silver Star Mountain Resort in the Regional District of North Okanagan (RDNO).

More than just a ski hill, Silver Star Mountain Resort is an award-winning destination known for its premier facilities, stunning terrain and trails, and exciting year-round programming with one of the best skiing, hiking and biking experiences in Vancouver— all in the heart of British Columbia's Thompson Okanagan region.

Carve your future and discover this once in a generation development opportunity.

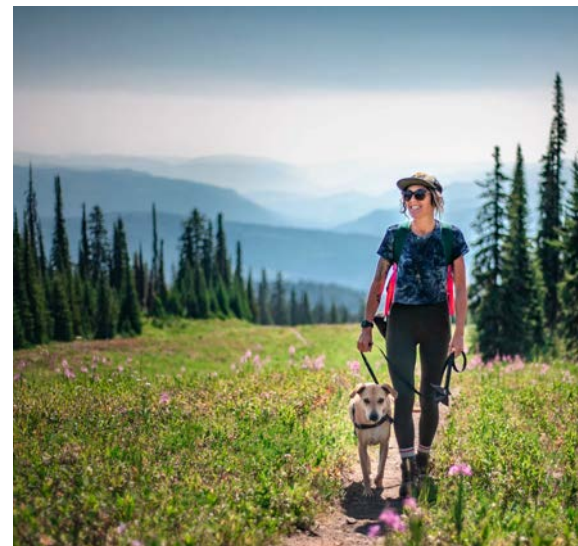
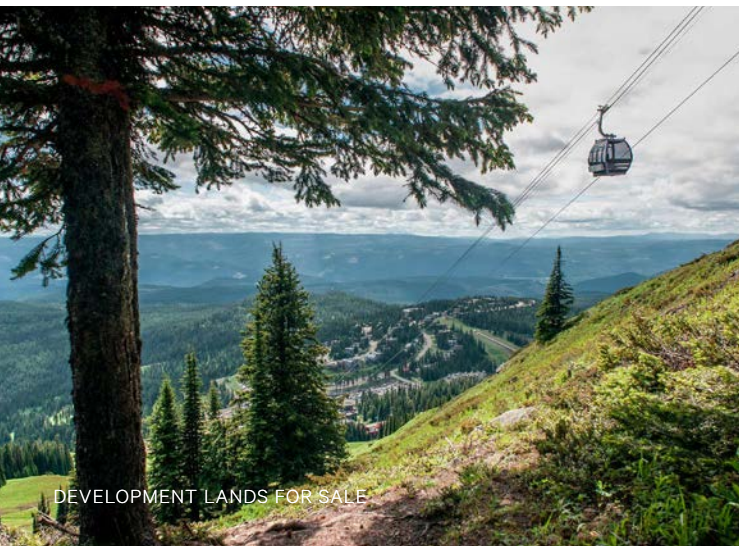


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SECTION ONE

A MOUNTAIN OF OPPORTUNITY

ACQUISITION OVERVIEW

WELCOME to nature's playground

OVERVIEW OF LAND OFFERINGS

#	Parcel Name	Size
1	Snowbird II	1.917 Acres
2	Firelight II	4.28 Acres
3	Silverwoods	22.808 Acres
4	West Fire Hall	0.85 Acres
5	Town Hall	0.25 Acres
TOTAL		± 31 Acres
Asking Price		\$23,200,000

* Property outlines may not be to scale.
* Pricing does not include DCC or WSC.



Silver Star at a glance

Silver Star is more than just a ski resort, it is a community where its colourful mid-mountain village is home to a handful of local shops, cafés, and restaurants. The village provides visitors with a unique experience due to its Victorian style character and colourful façades. The feel of the village is enhanced through its well thought out design as all vehicles are left behind in the adjacent parking lots, making the village a pedestrian oriented place.

Silver Star's 8,500 square foot village is half-way up the mountain, providing 100% ski-in/ski-out capacity - differentiating from most resorts in North America.



3,200 acres of skiable terrain with 132 alpine runs



7 meters (23 feet) of annual snowfall



13+ restaurants, pubs, cafés and lounges



8,500 sq. ft. mid-mountain village with 9 hotel & lodging facilities



69 km of downhill skiing + 70 km of cross-country skiing



4 km of groomed cross-country trails illuminated for night skiing



7,900 visitors per day



12 lift options including a gondola & six-person chair



100% ski-in/ski-out experience due to mid-mountain village

FOUR SEASON resort community

Silver Star has an extensive offering of events and activities to attract year-round visitors.

Summer attractions include mountain biking (with a lift-serviced mountain bike park), cross-country mountain biking, hiking, sightseeing, and Beowulf - an IMBA EPIC backcountry riding experience (one of just 15 in the world with an IMBA Silver Level Ride Center designation). Silver Star has plenty to enjoy all season long with their summer music series, beer and cider festival, mountain bike camps and classes, Crankworx summer series, and more.

Winter attractions include lift serviced alpine skiing and snowboarding, Nordic skiing that is recognized as some of the best in North America, skating, tubing, fat biking, and snowmobiling. Silver Star is home to over 55 km of cross-country ski trails and a world-class cross-country training center.

FALL
↑
SUMMER
↑
SPRING
↑
WINTER



69 km of downhill biking trails



400 dirt jumps



551 m vertical drop



70 km of cross country bike trails



35 km EPIC Beowulf Trail



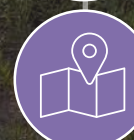
1,609 m village elevation - true ski-in/ski-out



760 m vertical drop



700 cm annual snowfall



22 km from Vernon

PEAK location

The lands for sale are situated at Silver Star Mountain Resort, in British Columbia's Okanagan Valley. The district, covering 7,730 square kilometres, is home to around 90,865 people, the majority of whom live in Vernon, Coldstream, and Armstrong/Spallumcheen.

Vernon, which saw a population increase of 1.6% from 2018 to 2019, is about 50 km north of Kelowna, 100 km southeast of Kamloops, and accessible via Highway 97 and Kelowna International Airport. The area is not only popular among retirees but also attracts families and professionals due to its lifestyle benefits.



DRIVE TIMES

Destination	Drive Time
Vernon	28 mins
Kelowna Airport	58 mins
Kelowna	1 hr 17 mins
Kamloops	1 hr 41 mins
Calgary	6 hrs 41 mins



DIRECT FLIGHT TIMES - FROM YLW

Destination	Drive Time
Vancouver	59 mins
Calgary	1 hr
Edmonton	1 hr 21 mins
Seattle	1 hr 9 mins
Toronto	5 hrs 23 mins

* Information collected from Google Maps.

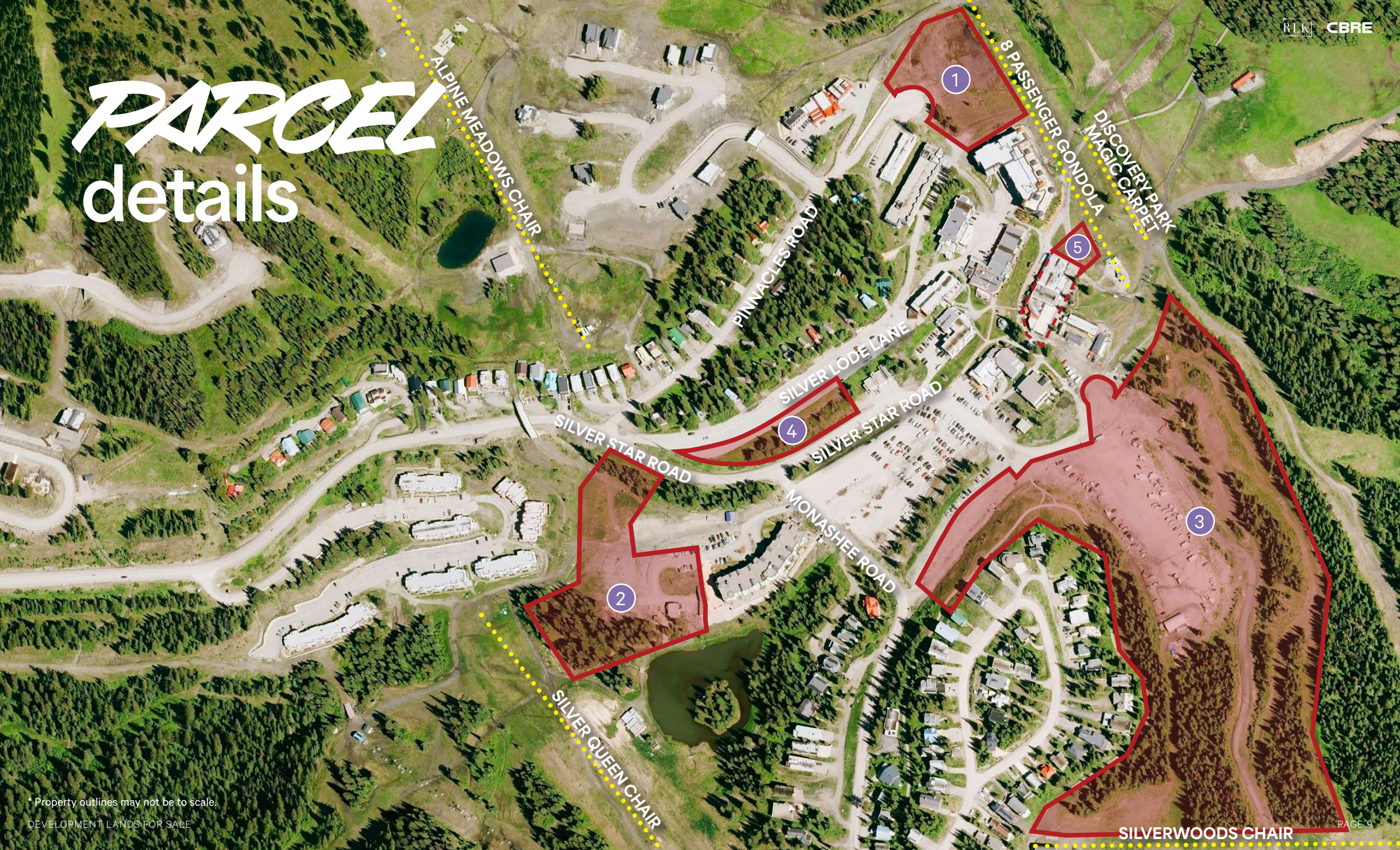
SECTION TWO

SCOPING

THE TERRAIN

SALIENT DETAILS OF LAND OFFERING

PARCEL details



PROPERTY #1

SNOWBIRD II

ASKING PRICE - CONTACT AGENTS

Premier Slopeside Multi-Family/Hotel Development Site



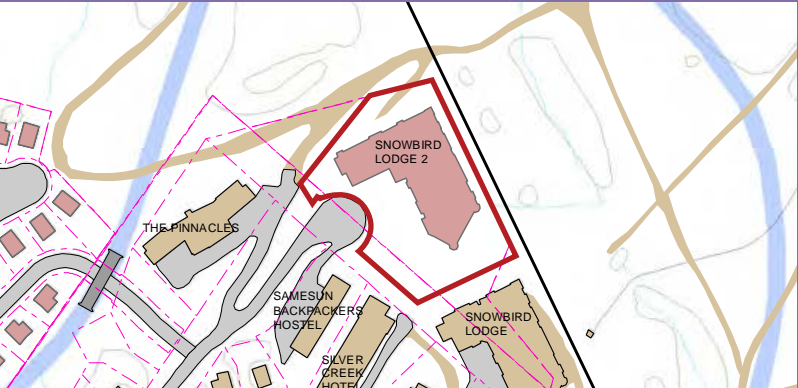
- Ski-in/ski-out
- Exceptional views
- Utilities at lot line
- Steps to the village

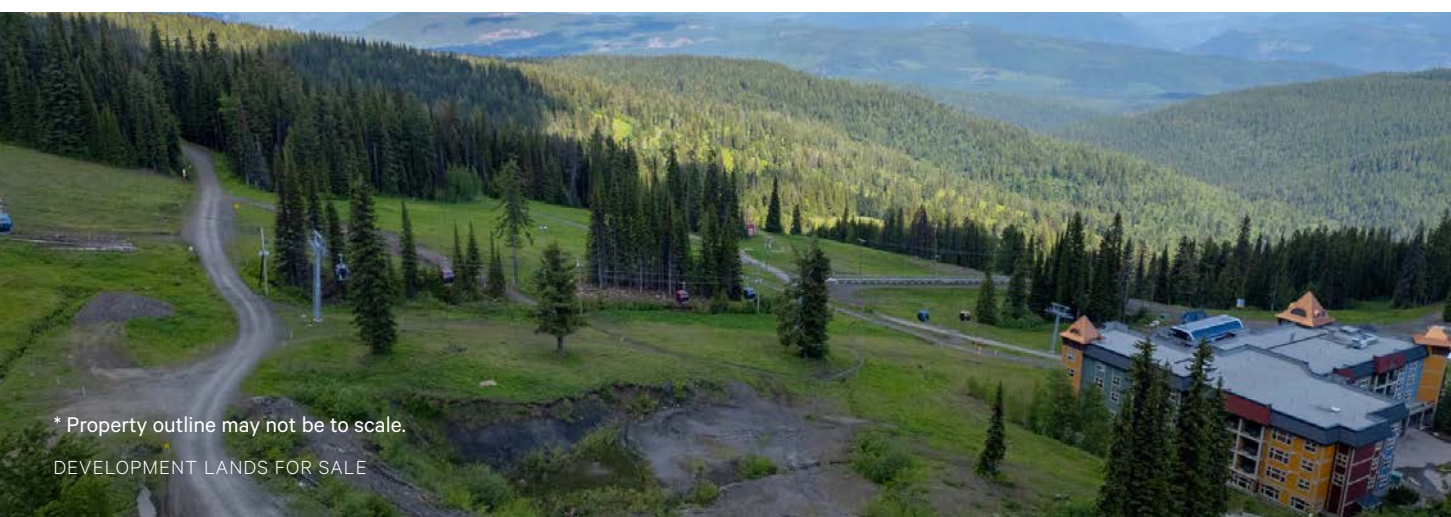
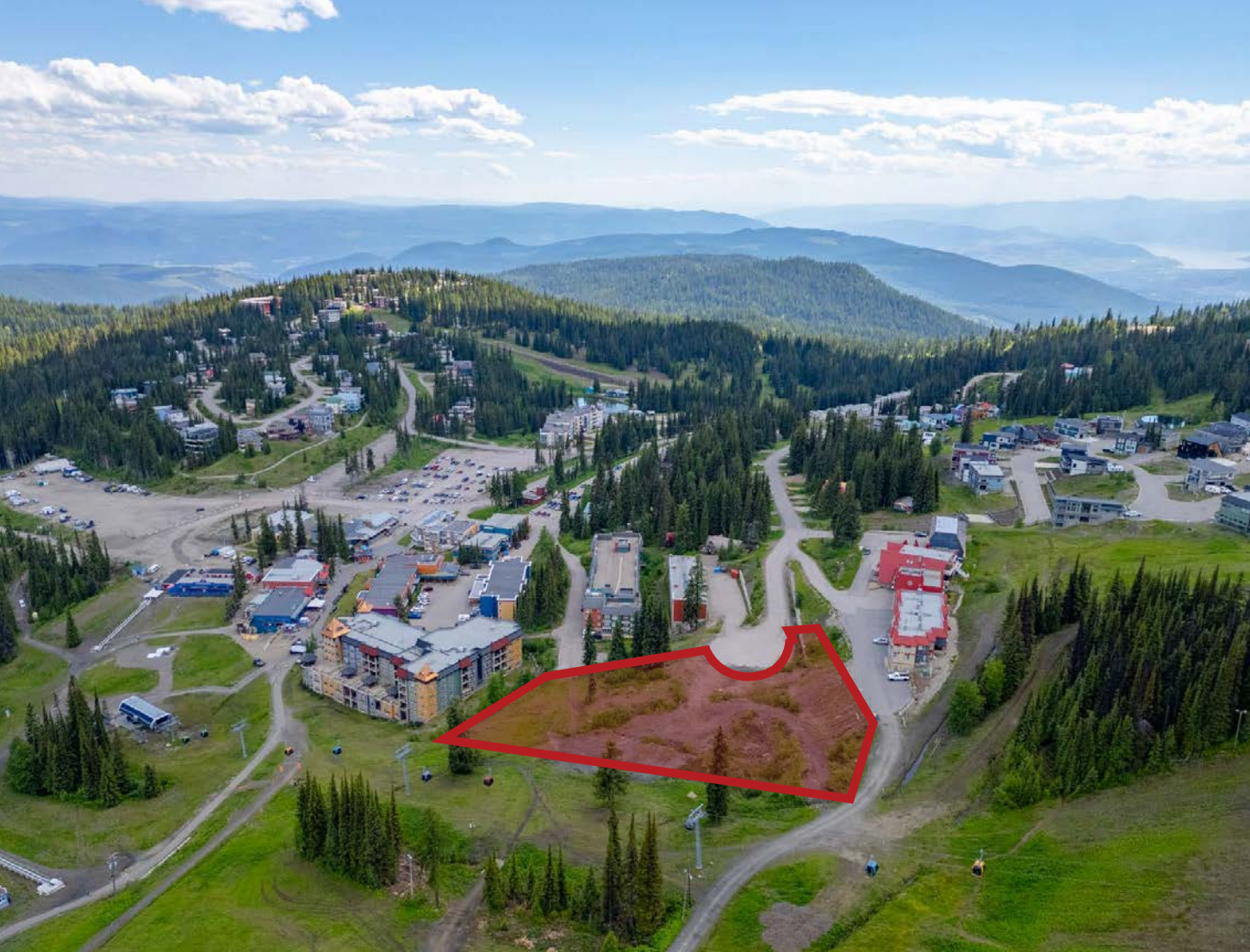
Snowbird II has potential to be developed in a variety of build forms including townhomes, apartment condominiums and/or hotel units.

Perched above the Village at the end of Pinnacles Road, a proposed development will offer exceptional views of the slopes and surrounding Monashee Mountains. This Unparalleled Ski-in, Ski-out land parcel offers a truly unique opportunity to develop a project that would epitomizes alpine luxury living.

The parcel slopes downwards from north to south and has previously undergone site excavation. Both community water and sewer are available at the property line.

#1: Snowbird II	
CIVIC ADDRESS	9910 Pinnacles Road
PID	026-521-954
SITE SIZE (ACRES)	1.917
CURRENT USE	Vacant & Undeveloped





* Property outline may not be to scale.
DEVELOPMENT LANDS FOR SALE



PROPERTY #2

FIRELIGHT II

ASKING PRICE - CONTACT AGENTS

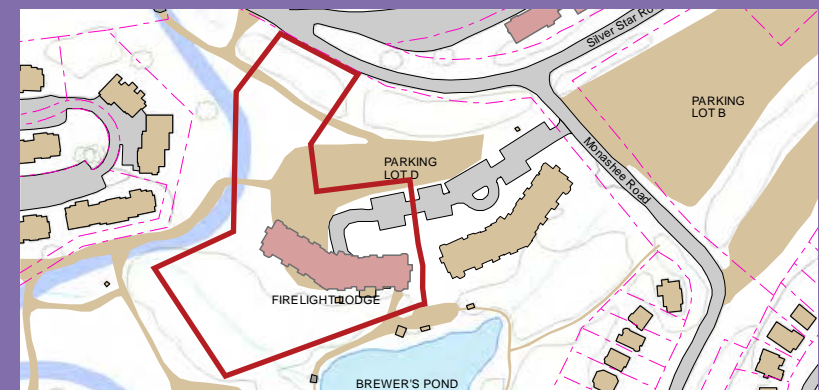
Waterfront Development Site at Silver Queen Chair



The Lands known as “Firelight II” is an exceptional multifamily land parcel with potential to be developed in a variety of build forms including townhomes, apartment condominiums and/or hotel units. Conveniently located at Tube Town, this 4.274 acre parcel will to take full advantage of everything Silver Star Mountain Resort has to offer. The Lands offer effortless ski-in, ski-out access via Skiway access to the Silver Queen chairlift and lift access to Silverwoods Chair and the Village. Additionally, the lands sit on the shores of Brewers Pond (Aka the Skating Pond) as well as providing direct access to the world famous cross-country ski trails.

Both community water and sewer are available at the property line.

# 2: Firelight II	
CIVIC ADDRESS	34 Monashee Road
PID	028-708-466
SITE SIZE (ACRES)	4.274
CURRENT USE	1/2 Parking, 1/2 Vacant



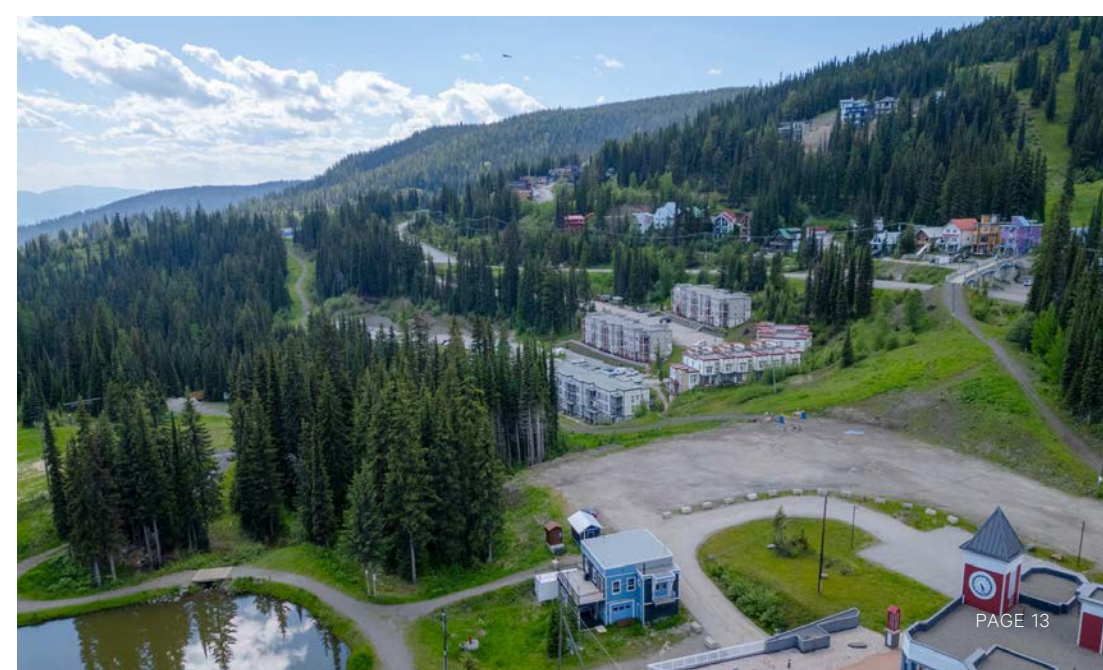


* Property outline may not be to scale.

DEVELOPMENT LANDS FOR SALE



CBRE



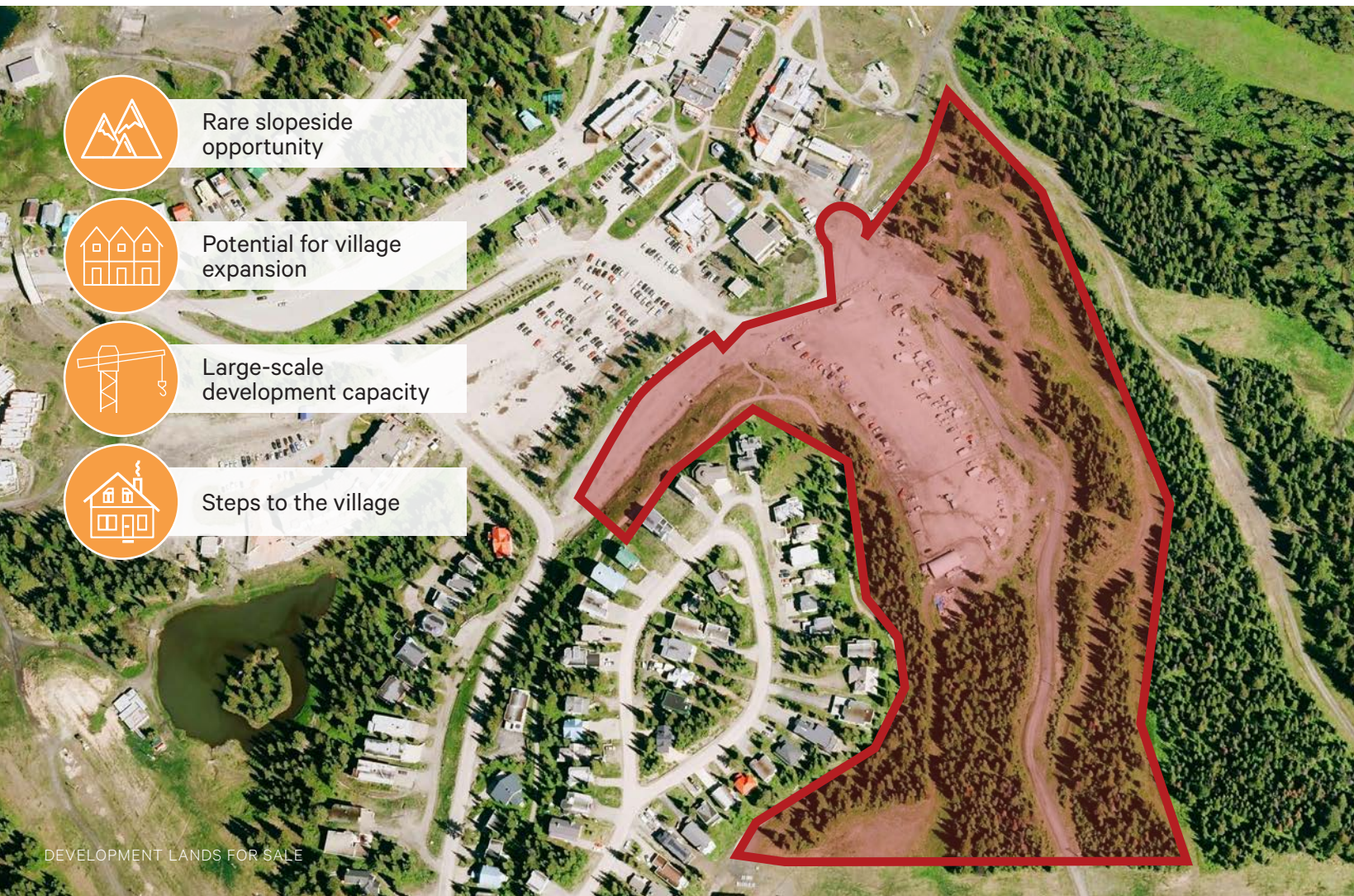
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PROPERTY #3

SILVERWOODS

ASKING PRICE - CONTACT AGENTS

22 Acre Slopeside Mountain Village Opportunity



Rare slopeside opportunity



Potential for village expansion



Large-scale development capacity



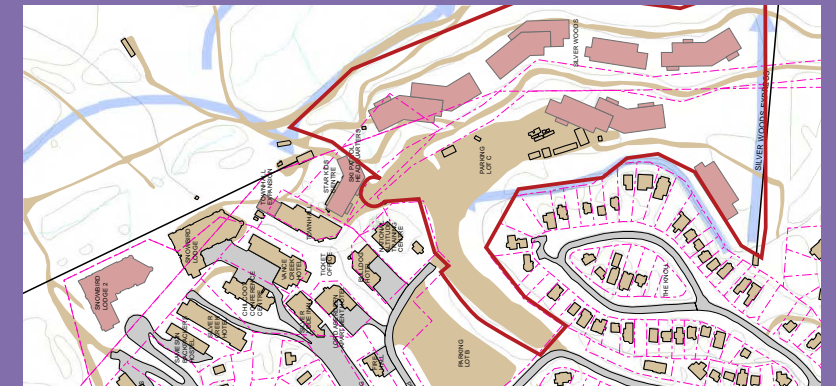
Steps to the village

Imagine the development possibilities of this expansive 22 acres, known Silverwoods (Block AG). Situated slopeside and immediately south of the main village core at Silver Star Resort, this expansive parcel has a potential to develop a variety of building forms including apartments, townhomes, hotels and retail components which could enhance the village. Boasting Ski-in, ski-out access to the Gondola and Silverwoods Chair to the south and the existing ski runs below leading to the Comet Express 6-pack chairlift allows for easy access to the entire resort.

The lands are further enhanced by the views of the Trinity Valley below and the Monashee and Purcell Mountains in the distance.

3: Silverwoods

CIVIC ADDRESS	-
PID	027-556-085
SITE SIZE (ACRES)	22.797
CURRENT USE	1/4 Parking, 3/4 Vacant



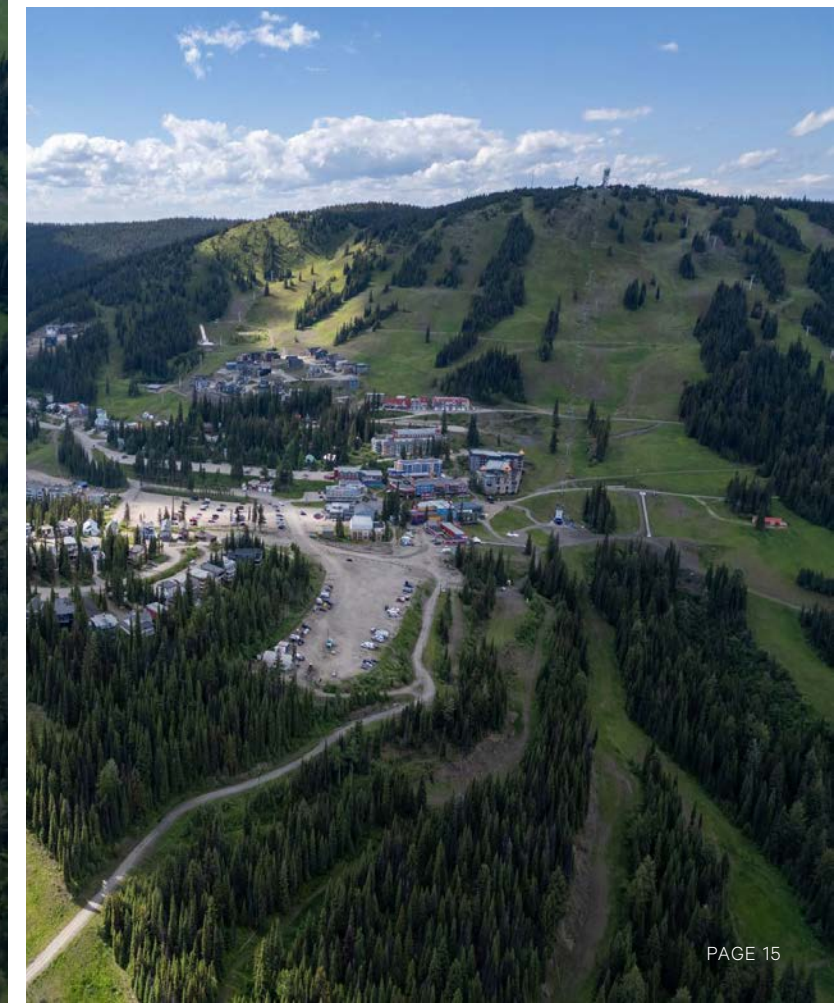


* Property outline may not be to scale.

DEVELOPMENT LANDS FOR SALE



CBRE



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PROPERTY #4

WEST FIRE HALL

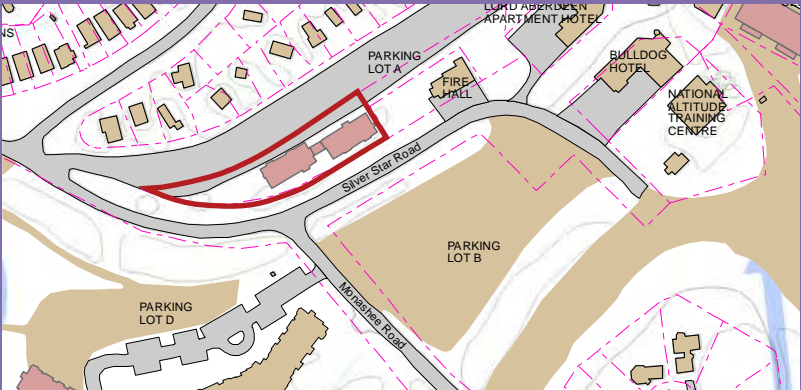
ASKING PRICE - CONTACT AGENTS

Unique and Flexible Development Opportunity



Ideally located development opportunity at Silver Star Mountain Resort. Just steps away from the Bulldog, the Silverlode Inn (staff accommodation), and the Lord Aberdeen Apartment Hotel, this parcel has the potential to be developed in a variety of ways. Part level part sloped, this unique knife blade-shaped parcel spans approximately 0.847 acres. Partially utilized (about 0.21 acres) as a surface parking lot for day skiers and hotel guests, it is conveniently positioned across Silver Star Road from the primary day parking lot in Village West.

# 4: West Fire Hall	
CIVIC ADDRESS	-
PID	027-402-932
SITE SIZE (ACRES)	0.847
CURRENT USE	1/2 Parking, 1/2 Vacant





* Property outline may not be to scale.
DEVELOPMENT LANDS FOR SALE

PROPERTY #5

TOWN HALL

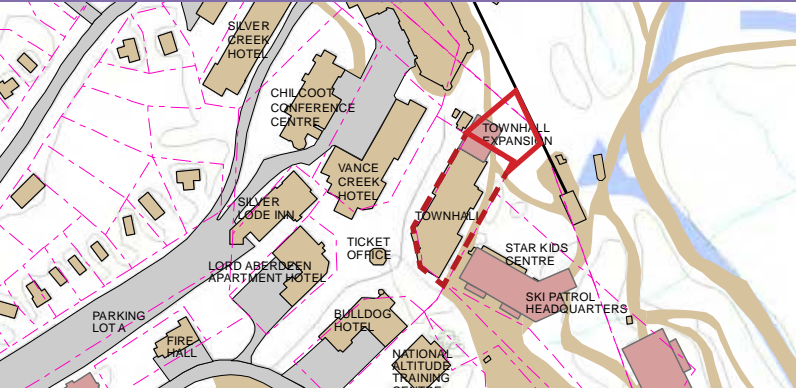
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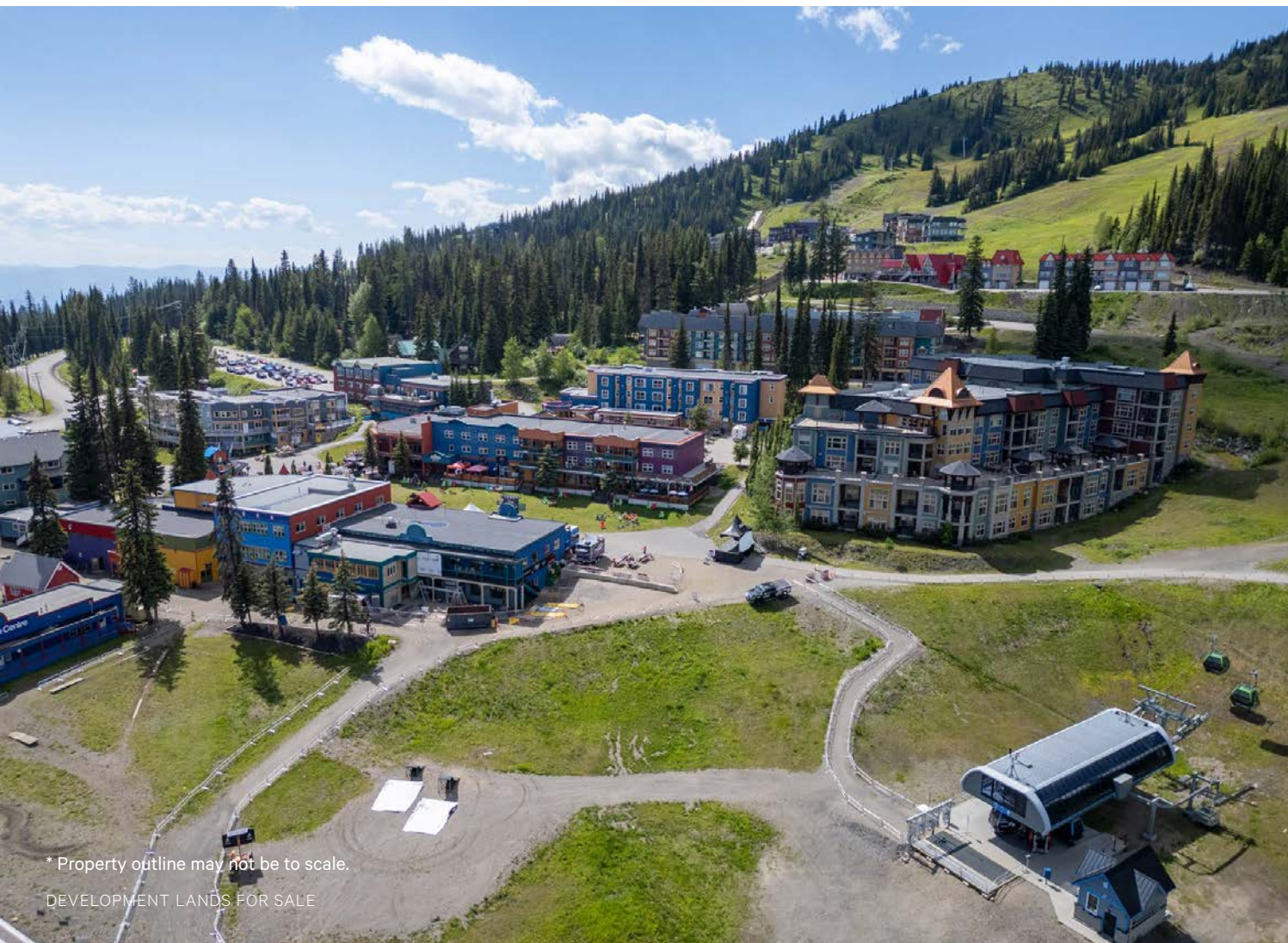
Village Centre Mixed-Use Development Site



Ideally located development opportunity at Silver Star Mountain Resort. Situated immediately adjacent to the Gondola and the Townhall, and just steps away from the Ticket Office and Vance Creek Hotel, this parcel has the potential to be developed in a variety of ways. The parcel gently slopes towards the east, towards the ski hill and measures approximately 0.26 acres, is currently adjoined to the pre-existing area of around 0.793 acres, identified as part of Lot 1 Plan KAP76316. The existing property primarily supports food services, administrative offices, and various retail-oriented commercial buildings.

# 5: East Town Hall	
CIVIC ADDRESS	150 Main Street
PID	026-038-196
SITE SIZE (ACRES)	0.26
CURRENT USE	Vacant & Undeveloped





* Property outline may not be to scale.
DEVELOPMENT LANDS FOR SALE



SECTION THREE

APRÈS

SKI

BUGABOOS
Bakery Cafe

OFFERING PROCESS & DETAILS

DEVELOPMENT Opportunity

SILVER STAR HAS THE KEY ELEMENTS IN PLACE TO FOSTER SIGNIFICANT DEVELOPMENT EXPANSION OVER THE NEAR TO LONG TERM: LAND RIGHTS, UTILITY RIGHTS, BED UNITS, MOUNTAIN FACILITIES & EXCESS INFRASTRUCTURE IN PLACE TO SUPPORT SIGNIFICANT PROPERTY DEVELOPMENT.

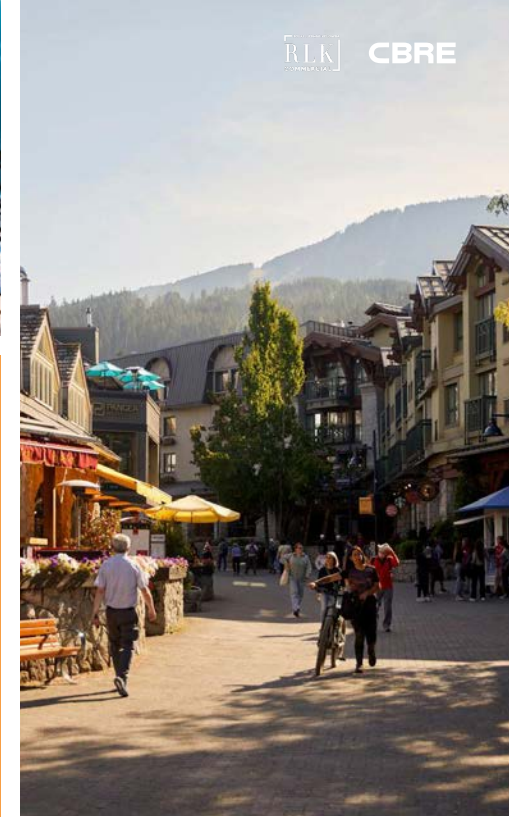
DEVELOPMENT HIGHLIGHTS

- » A rare land opportunity to enhance the base of a world-class ski resort destination
- » Sites are situated in a core location of the ski resort
- » The five separate parcels can allow for a phased approach to development
- » The opportunity appeals to many levels of development, including development/servicing and vertical construction — this will enhance the overall buyer pool
- » Silver Star's reputation for consistent snowpack - no man-made snow, exceptional terrain and multi-sport seasonal appeal, will elevate the interest of the offering

DEVELOPMENT GUIDELINES

- » Silver Star operates under an approved Master Development Agreement (MDA) with the Province of B.C. designated under the Resort Timber Administration Act.
- » The resort master plan (MP) guides the resort's development under the MDA. The existing 60 year MDA is in good standing with the Province and is effective through to 2033.
- » Updated MP's are able to be submitted every 5 years. Silver Star submitted updated MP's in 1994 and 2017. The 2017 MP outlined significant expansion of the skiable area, resort amenities and corresponding bed units.





ZONING

VC - Village Commercial

The subject parcels are all zoned Village Commercial (VC) pursuant to the Regional District of North Okanagan Silver Star Zoning Bylaw #1926.

Village Commercial (VC):

- » Accessory buildings and structures
- » Accommodation uses - including Hotels; Hostels; Conference Facilities; Apartments; and Townhouses
- » Food service and drinking place uses - including Restaurants; Bars; Beer and Wine Gardens; Cocktail Lounges; Pubs
- » Retail trade uses – including Food and Beverage Stores; Health and Personal Care Stores; Clothing and Clothing Accessories Stores; Sporting Goods, Hobby, General Merchandise Stores
- » Transportation uses
- » Community service uses – including Offices; Tourism Services; Finance and Insurance Services; Offices of Real Estate; Educational Services; Offices of Physicians, Dentists and other Health Practitioners; Health Clinics
- » Arts, entertainment and recreation service uses

OPPORTUNITY for new retail programming

Silver Star is a quaint and colourful village lined with shops, cafés and restaurants. It's a short walk everywhere. No vehicles needed!

The Properties offered for sale provide a unique opportunity to expand and enhance the commercial offering at the base of the mountain. Opportunities abound for new restaurants, cafés, retail, ski & bike rental, pub, fitness centre, beauty and wellness retailer, and more.

This rare offering allows a developer to leave their mark on Silver Star's village core.



DEVELOPMENT LANDS FOR SALE





OFFERING process

- » Offers can be made on individual properties or as a package - preference will be given to potential purchasers seeking to acquire the entire portfolio.
- » Properties will be sold on an 'as is' basis.
- » LOI to Vendor Drafted PSA.
- » Environmental reports & dataroom access available upon signing confidentiality agreement.
- » Offers will be reviewed on an 'as received' basis.
- » Outside broker fee compensation equal to 1% of the purchase price for each property.



CONTACT for more information

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