

**NAI**Commercial

**FOR SALE**  
Fully Leased Neighbourhood Centre



**PRICE REDUCED**

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**1133 Eagle Pass Way**  
Sicamous, BC

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## Salient Details

### Address

1133 Eagle Pass Way

### Municipality

District of Sicamous, BC

### Legal Address

Lot 2, Plan KAP27323, District Lot 497,  
Kamloops Div of Yale Land District

### PID

004-841-719

### Zoning

C1: Town Centre Commercial

### Lot Size

3.38 Acres

### Leaseable Area

29,892 SF

### Parking

~130 Stalls

### Number of Tenants

13

### Stabilized NOI

\$278,558

### Asking Price

\$5,400,000 \$4,950,000 (5.63% Cap Rate)

# 1133 Eagle Pass Way

## Sicamous, BC



## Opportunity

NAI Commercial is pleased to present an exclusive opportunity to acquire Parkland Centre, a fully leased neighbourhood retail centre located at 1133 Eagle Pass Way, Sicamous (the "Property"). This property offers a stable, income-generating investment, anchored by a prominent national discount retailer. It features a diverse tenant mix, including Pet Valu, Interior Health, Hub International, WorkBC, and other reputable local retailers, ensuring consistent foot traffic and broad customer appeal. This well-rounded tenant roster enhances the property's value and makes it an attractive option for long-term, income-focused investors.

## The Property

This investment opportunity is a single parcel totaling approximately 3.38 acres, featuring a single-storey, 29,892 SF leaseable building 1 loading dock constructed in 1976. The building is currently demised into 12 units.

The property at 1133 Eagle Pass Way, Sicamous, BC, is centrally located near the heart of town, with excellent access and visibility. Positioned along Highway 97A and Parkville Street, it offers approximately 620 feet of prime storefront exposure. It is also conveniently located just minutes from the Trans-Canada Highway (Highway 1), enhancing its accessibility to both local residents and travelers passing through the area. This strategic location makes it an ideal commercial hub for tenants and provides a strong flow of customer traffic.





## Sicamous, BC

Sicamous is a picturesque district municipality with a population of approximately 3,000 residents and serves a broader trade area of around 11,500, encompassing nearby communities that support the local economy. Known as the “Houseboat Capital of Canada,” its vibrant tourism-driven economy thrives due to its proximity to Shuswap and Mara lakes, offering activities like houseboating, hiking, and fishing. Business opportunities flourish in hospitality, real estate, and tourism, particularly in waterfront properties and eco-tourism. The real estate market sees growing demand for modern, energy-efficient homes and waterfront properties, driven by the area’s natural appeal and lifestyle.

## Investment Highlights



Anchored by The Bargain! Shop



Diverse Tenant Mix



Ample Parking



Low Site Coverage



Excellent Street-Front and Hwy 97A Exposure



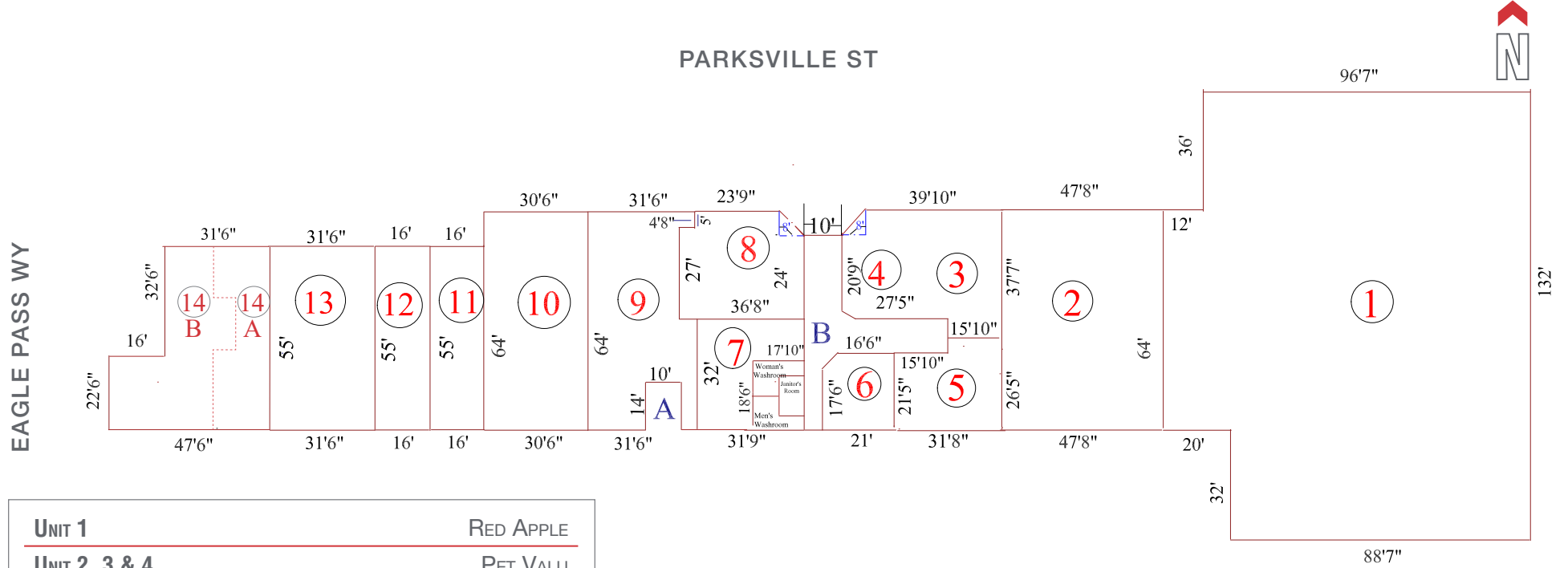
Close Proximity to Trans-Canada Highway



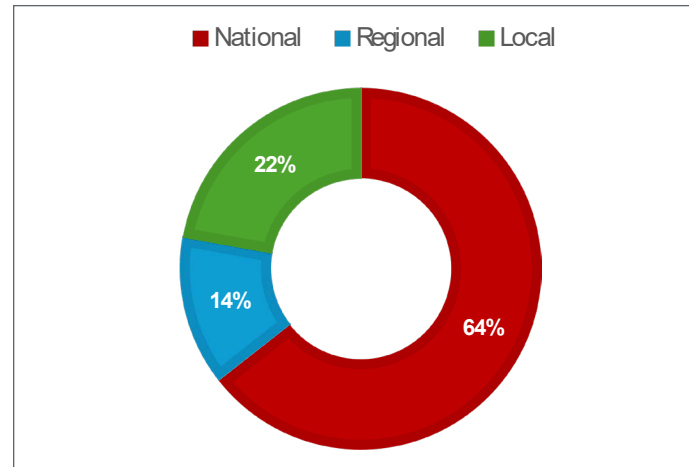
Halfway Point Between Calgary and Vancouver

# Floor Plan

29,892 SF



## Tenant Mix



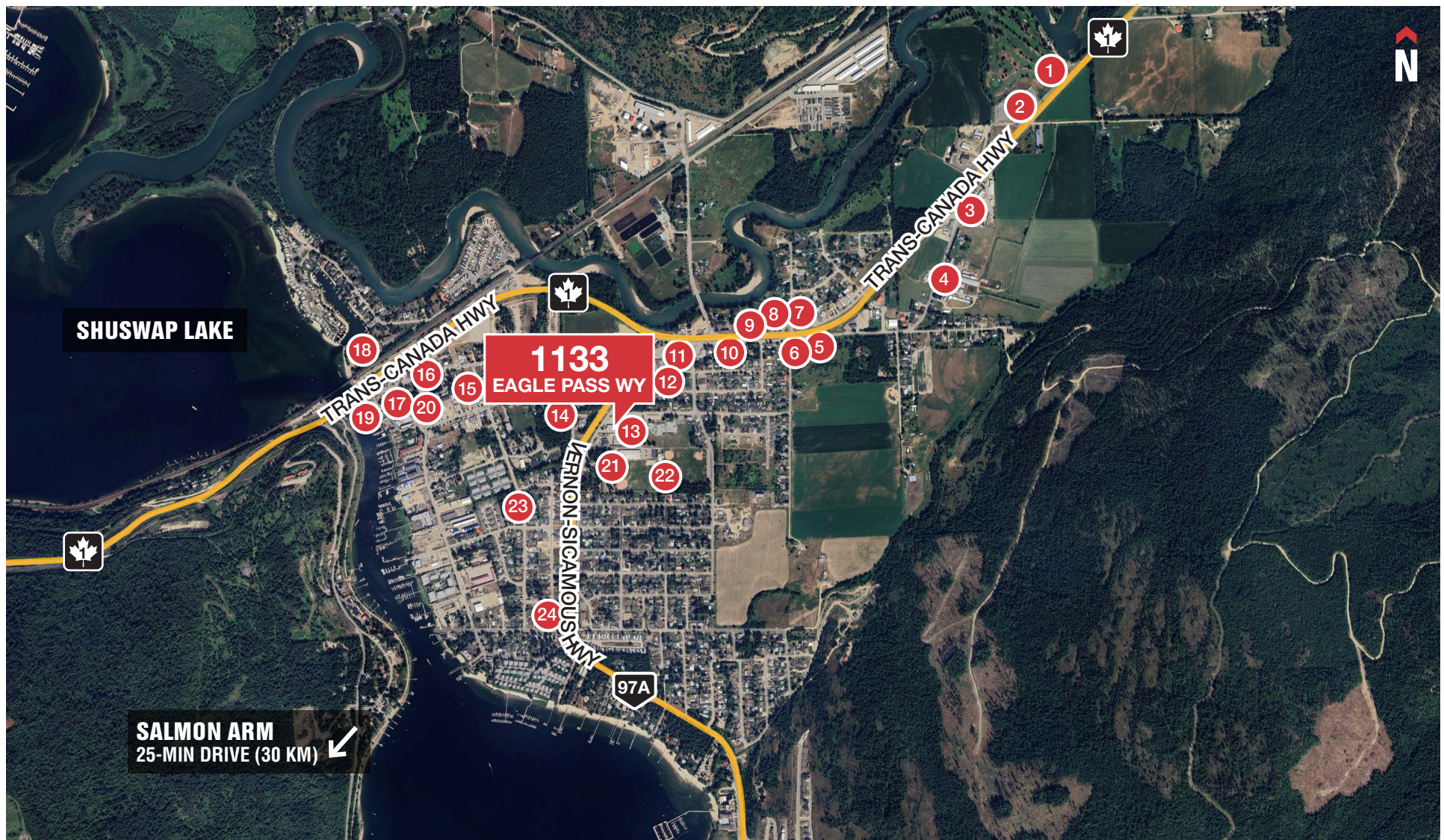
# Tenant Summary



Unit	Tenants	SF	Lease Term	Renewal Options	Lease Type	Percentage Leased
1	Red Apple	12,970				43.39%
2, 3 & 4	Pet Valu	4,600				15.39%
5	Nillerahs Hands on Health	722				2.42%
6	Jessica Klikack PREC* at ExpRealty	450				1.51%
7 & 8	Thai Restaurant	1,854				6.20%
9	Tea Butler	1,740				5.82%
10	Interior Health	1,948				6.52%
11	Pin Ups Hair	864				2.89%
12	Re/Max	864				2.89%
13	Hub International	1,680				5.62%
14A	Lily Floral	1,000				3.35%
14B	WorkBC	1,200				4.01%
Yard	SSH Ltd.	12,000				
Total		29,892				100.00%

Available Upon Signed Confidentiality Agreement





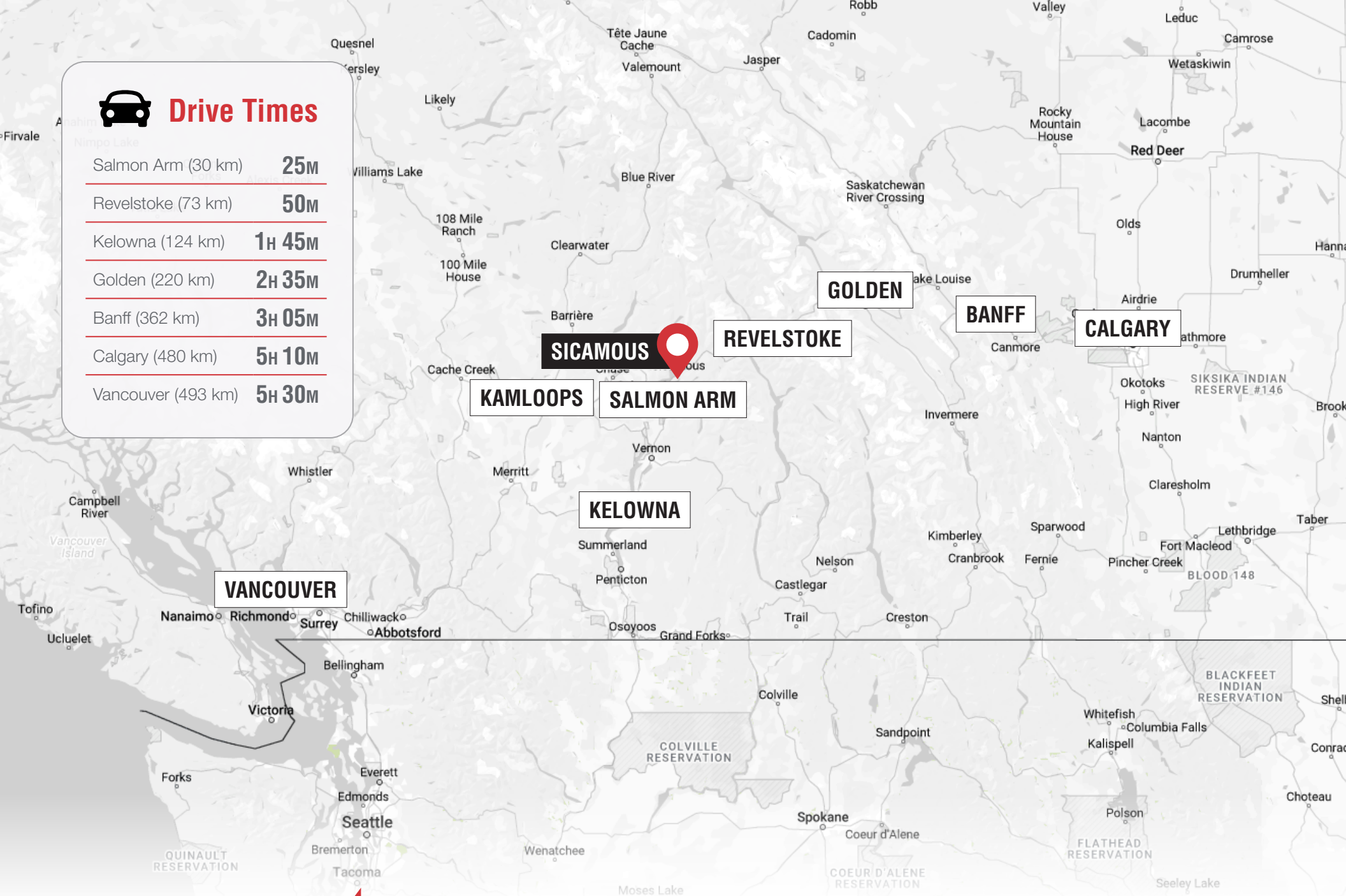
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|------------------------------------|------------------------------|--------------------------------------|------------------------------------|
| 1. Eagle River Golf & Country Club | 7. 7-Eleven                  | 13. Parkland Centre                  | 19. The Marina - Sicamous          |
| 2. Husky / Esso                    | 8. Best Western Sicamous Inn | 14. BC Ambulance Service             | 20. The Narrows Smokehouse         |
| 3. Kal Tire                        | 9. Tim Hortons               | 15. Askew's Foods                    | 21. Parkland Home Building Centre  |
| 4. Fruit world                     | 10. Sicamous Fire Dept       | 16. Blondies Cafe                    | 22. MJ Finlayson Centennial Park   |
| 5. A&W                             | 11. Subway                   | 17. Sicamous Community Health Centre | 23. Martin Street Park             |
| 6. Dairy Queen                     | 12. Shell                    | 18. Sicamous Public Beach / Park     | 24. Sicamous Alliance Bible Church |





## Drive Times

Salmon Arm (30 km)	25M
Revelstoke (73 km)	50M
Kelowna (124 km)	1H 45M
Golden (220 km)	2H 35M
Banff (362 km)	3H 05M
Calgary (480 km)	5H 10M
Vancouver (493 km)	5H 30M



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