

# Luxmore Group Realty



LUXMORE REALTY



## Rivermount Motel Campground and RV Park

Presented by SUSAN ZHANG

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3076 Arbutus Street Vancouver

This is not intended to solicit any existing agency relationship.



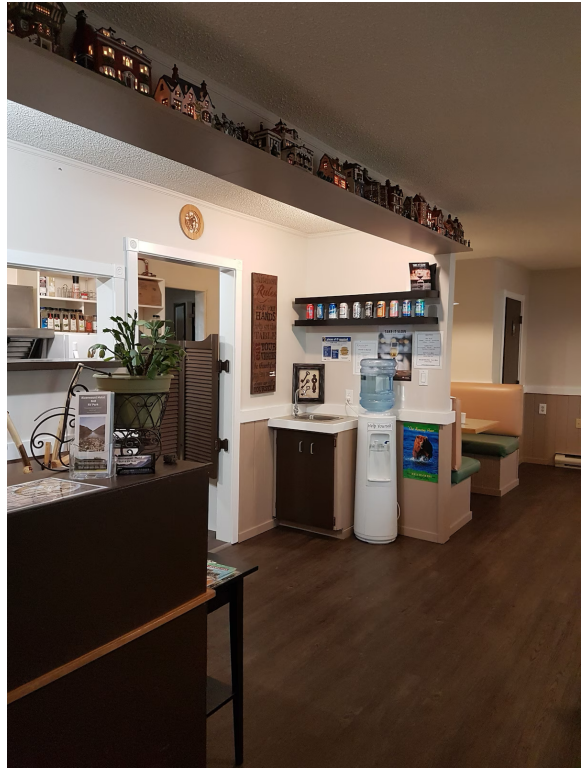
Offered At: \$1,199,000

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## Key Point

Address: 4462 Hummingbird Rd Highway 5 Box 548,  
Little Fort, British Columbia V0E 2C0 Canada

Site Area:3.64 acre

Zoning:C3

Type of Sale: Land, Business & Asset

Reason for Selling:Personal Reason

## Notable Details

- Beautiful Riverfront property
- Easy access off highway
- Licensed all season restaurant+liquor+cafe
- Incredible growth potential

## Improvement Last 3 Years

- New Roof
- New Flooring
- New Fridges
- New Kitchenettes (4 rooms)
- New Water Treatment System

## Executive Summary

Rivermount Motel ,Campground ,RV Park and Restaurant offers a unique blend of natural beauty and culinary delight in BC.

This is year-round accessible motel which situated on 3.64 acre land alongside Thomson River. The combination of natural beauty, outdoor and water actives makes River Mount Motel an Outstanding business and commercial opportunity.

This Motel and RV park offers investors or partners a chance to be part of a well established hospitality business that also has development potential.

For those interested in a venture that captures the essence of BC's wilderness while providing guest with unparalleled service and quality, River Mount Motel represents an ideal opportunity.

Turnkey business includes 8 comfortable motel rooms, 26 seats with full liquor licence restaurant plus 16 seat cafe on patio, 13 RV pads ( 6 serviced) and tons of camp sites, extra bonus of separate 2 bedroom owner/manager living quarters, Small cabin set up for ice cream in the summer. Huge manicures outdoor space for special functions c/w BBQ gazebo.

Alongside Beautiful Thomson River and Hwy 5 between Kamloops and Jasper.

Distance (by car)

-Great Vancouver:4 hours

-Kamloops (the nearest airport):1 hour

-Jasper :3.5 hour

-Neighbor town is Barrier and Clearwater: 20 minutes away from each

-Famous Well Grey Park: 15 minutes

North Thompson River is a popular destination for fishing, water activities, canoeing, kayaking, paddle boarding or simply just relax while admire the stunning mountain and river views.

For those interested in exploring the surrounding area, there are local guided fishing trips, horseback riding adventures, and wildlife viewing tours. This region is known for its abundant wildlife, including bears, eagles, and a variety of bird species. Hiking enthusiasts can explore the nearby trails, offering opportunities to discover the diverse flora and fauna of the North Thompson region.

Live & work in this recreational paradise! Excellent opportunity for hospitality operator, restaruant owner, investor or family, Potential subdivision possibilities! Call Now:778-861-8895!

## Growth Opportunities

- Re-open Full Liquor Licence Restaurant
- Food take-out to meet the local needs
- Additional Rental Income From Outdoor Activities
- Motel Guest Cafe, Food and Snack
- Seasonal Catering in Summer
- Add a one-stop shop for travellers
- Offering unique experiences for a small group retreat
- Accommodate small group from tour agency
- Expand RV spots with full-service hookups.
- Luxury tents for glamping can cater to different visitor preference

## Staff

- Owner/Manager oversees the operation, helps as needed
- Housekeeper: 1 Full Time
- Restaurant: 1 Full Time

**Parking:** On site

## Customer Base:

- Tourist to Jasper
- Projects Worker
- Business traveler
- Family Roadtrip traveler

**Normalized Annual Revenue :** CAD150K

**EBIDA:** CAD110K



## INDUSTRY OVERVIEW

Tourism plays a significant role in British Columbia's economy, contributing notably to the province's GDP and employment. Before the pandemic, tourism accounted for approximately 3.5-4.0% of British Columbia's GDP and supported over 130,000 jobs, with almost 20,000 businesses operating within the sector.

This highlights the importance of tourism, not just as a domestic economic activity but as a major export industry for the province due to the high volume of international and out-of-province Canadian visitors.

Repeat customers have kept Rivermount Motel and RV Park business strong.



## Disclaimer

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