

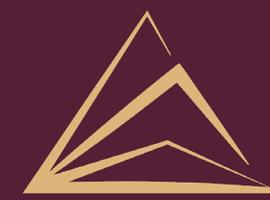


**TULAMEEN
TRADING POST**

ROYAL LEPAGE®
COMMERCIAL™

A Unique Business
Investment Opportunity

Tulameen, BC



PHOENIX
COMMERCIAL REALTY

SUMMARY



Phoenix Commercial Realty is proud to present for sale a most unique business and real estate opportunity in the increasingly popular resort town of Tulameen, British Columbia.

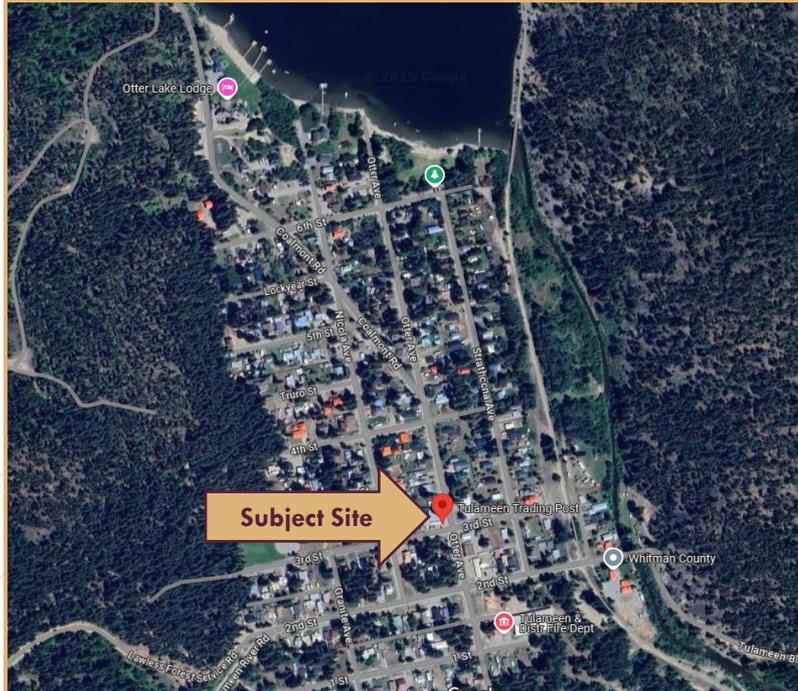
This quaint town is one of the hidden gems in the Similkameen region of British Columbia, and is set at the foot of Otter Lake, a popular summer destination for cabin rentals, summer occupancy, hiking, swimming, kayaking and boating, but the area is also well known and loved for winter activities such as skating, snowmobiling and ice fishing.

The Trading Post, built in 1959 is the only general store in Tulameen, and incorporates an increasingly popular convenience store, post office, gas station and most importantly liquor store and restaurant.

The owners, who have run the store for some 25 years are now ready to hand this unique and much-loved business with the 12,154 sf parcel of land to new owners to carry on the essential service of providing for the year-round residents as well as the tourist influx in summer months.



LOCATION



THE DETAILS

Address
2600 Otter Avenue
Tulameen

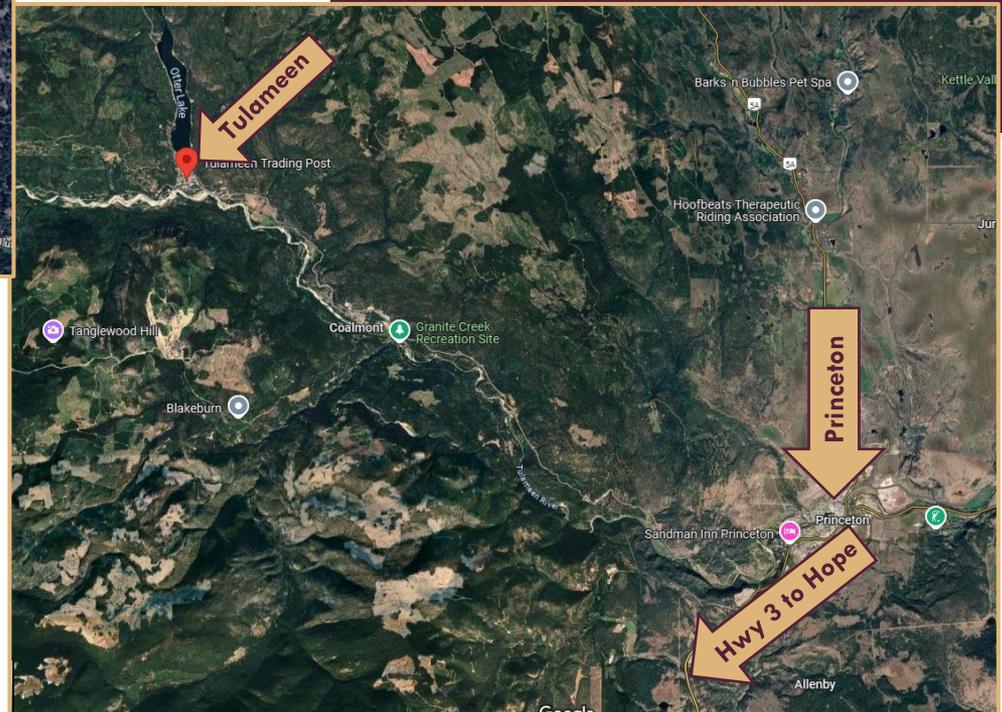
Gross Site Size
12,154 sq ft
0.28 acres

Neighbourhood
Downtown core

Principal Usage
General store, gas station
Liquor Store & licensed
restaurant

Zoning
General Commercial
C1

Price
\$1,550,000

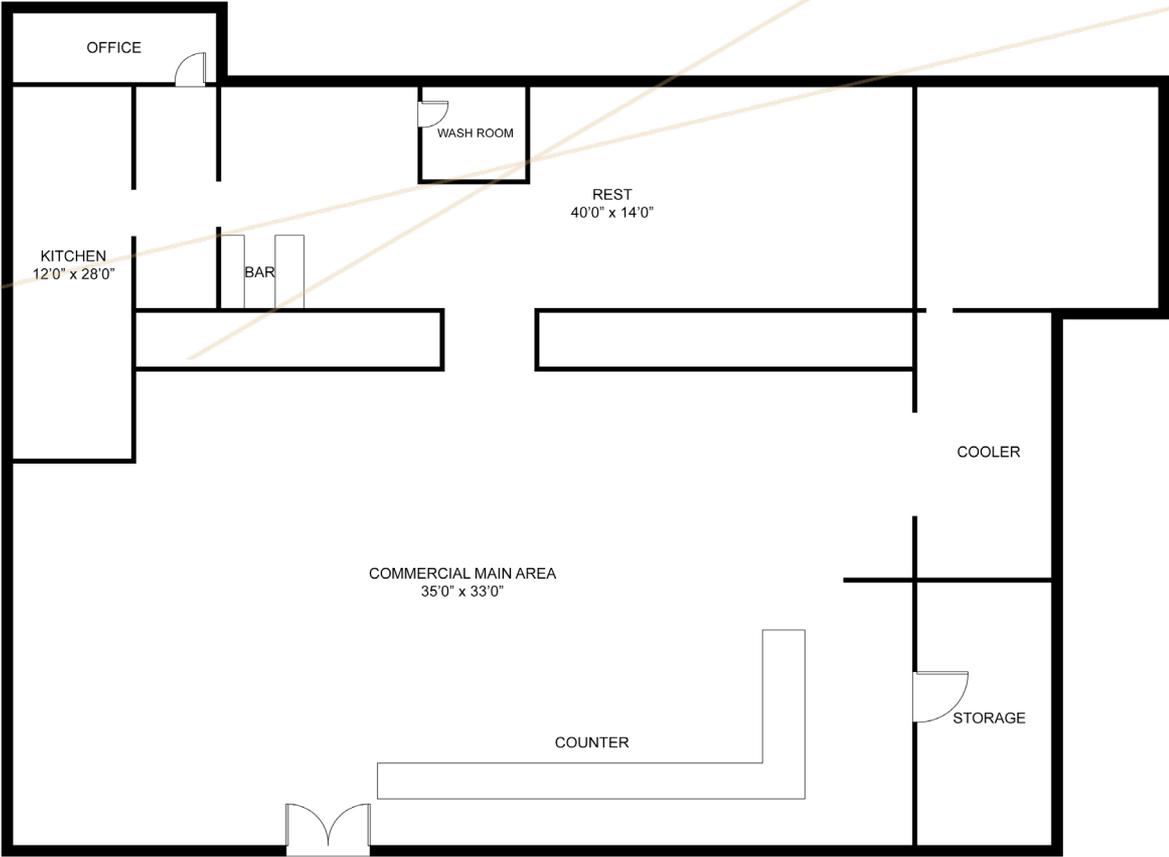


Driving Distances:

- Coalmont: 8 kms – 10 mins
- Princeton: 26.5 kms – 29 mins
- Hope: 159 kms – 2 hrs
- Merritt: 84 kms – 85 mins
- Kelowna: 156 kms – 73 mins
- Vancouver: 310 kms – 3.75 hrs



THE TRADING POST – Floor Plan



FLOOR PLAN

Not to scale. All measurements and dimensions are approximate and for illustration purposes only and should not be relied upon.

THE OPPORTUNITY

As the Trading Post is the only store in the village of Tulameen, it obviously has some huge competitive advantages in terms of an opportunity for a new owner.

These include:

- The only source of day-to-day groceries in Tulameen
- Only gas station within 30 kms for vehicles, boats, recreational vehicles, snowmobiles
- Regular and marked gas available - unbranded
- The only liquor store between Princeton and Merritt
- The Trading Post stocks essential repair items for boats, trailers, camping and more
- The only restaurant in Tulameen, with full restaurant liquor license
- High profile location as visitors enter the Town
- Source of branded Tulameen clothing
- Open year round to service permanent residents
- Family run and operated
- Famous for the best ice cream in the area!
- Heated patio & take out window
- Closest source of goods to Otter Lake Provincial Park campground
- Fenced property at rear will allow for restaurant expansion
- Includes everything required to continue the business – walk in, walk out



COMPARABLES

Recent Land Sales as of February 2025

Address	Current Price	Property Sub Type	Status	Year Built	DOM	Lot Area	\$/SF Ask
1890 Main Street	\$589,000.00	Single Family - Detached	Active	2023	15	4,791	\$123
2655 Otter Avenue	\$499,000.00	Single Family - Detached	Active	1955	167	5,662	\$88
2647 STRATHCONA Avenue	\$619,000.00	Single Family - Detached	Active	1997	220	6,000	\$103
2625 Otter Avenue	\$875,000.00	Single Family - Detached	Active	2018	272	6,000	\$146
Lot 4 Otter Avenue	\$375,000.00	Residential Lot	Active		272	6,098	\$61
DL 99, LOT 15, 16, 17 Columbia St	\$99,000.00	Residential Lot	Active		173	7,449	\$13
146 1ST Street	\$999,000.00	Single Family - Detached	Active	1995	270	12,000	\$83
1879 Front Street	\$619,000.00	Single Family - Detached	Active	1990	7	12,632	\$49
1881 MAIN Street	\$385,000.00	Manufactured Home on Own Land	Active	1976	25	17,424	\$22
2591 Otter Avenue	\$1,075,000.00	Hospitality	Active	1993	113	18,539	\$58
2530 COALMONT Road	\$860,000.00	Single Family - Detached	Active	2017	113	28,314	\$30

Address	List Price	Property Sub Type	Status	Year Built	Sold Price	Sold Date	DOM	Lot Area	\$/SF Ask	\$/sf SOLD
174 2 Street	\$690,000.00	Single Family - Detached	Sold	1920	\$650,000.00	27-Jun-24	37	11,761	\$59	\$55
2669 NICOLA Avenue	\$778,000.00	Single Family - Detached	Sold	1959	\$700,000.00	21-Jun-24	51	12,000	\$65	\$58
163 3rd Street	\$499,000.00	Single Family - Detached	Sold	1975	\$430,000.00	20-Aug-24	154	6,250	\$80	\$69
2615 Nicola Avenue	\$469,000.00	Single Family - Detached	Sold	1960	\$469,000.00	14-May-24	25	6,000	\$78	\$78
169 6th Street	\$449,000.00	Single Family - Detached	Sold	1961	\$415,000.00	18-Oct-24	165	4,791	\$94	\$87
181 1st Street	\$569,000.00	Single Family - Detached	Sold	1965	\$540,000.00	13-Jun-24	43	5,662	\$100	\$95
2642 OTTER Avenue	\$599,999.00	Single Family - Detached	Sold	1994	\$600,000.00	16-Aug-24	24	5,662	\$106	\$106

Average Land Sold = \$78/sf - \$3,397,680/Acre

Subject Site = 0.28 acre – Value as vacant Land alone = \$951,000

This figure is based solely on comparisons to pure residential land. Excluding any business value.

Business trading financials available upon request.

CURRENT ZONING

17.1 General Commercial (C1) Zone

17.1.1 Permitted Uses: Principal Uses:

- a) alcohol production facility;
- b) eating and drinking establishment;
- c) indoor recreation;
- d) office;
- e) outdoor market;
- f) personal service establishment;
- g) retail;
- h) vehicle sales and rental;

Accessory Uses:

- i) accessory building or structure, subject to Section 7.1;
- j) accessory dwelling, subject to Section 7.2; and
- k) car wash.

17.1.2 Minimum Parcel Size for Subdivision:

- a) 1,000.0 m², subject to Section 8.0.

17.1.3 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of parcel depth, subject to Section 8.0.

17.1.4 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

17.1.6 Maximum Height

- a) No building or structure shall exceed a height of 10.0 metres

17.1.7 Maximum Parcel Coverage

- a) 50%

Extracted from:
Electoral Area "H" Zoning Bylaw No. 3065, 2024

FLOODPLAIN MAP



Although much of Tulameen is designated as potential floodplain, it can be clearly seen that due to a slight elevation, the Trading Post is not within this zone.

It is note worthy that during the floods in the area in 2018 and again in November 2021, the Trading Post stayed dry.

PHOTOGRAPHS



PHOTOGRAPHS



TULAMEEN



Tulameen, British Columbia is a small town nestled in the rolling hills of the Okanagan Valley. It is a fisherman's paradise, with an abundance of lakes and rivers to explore. Whether you're an avid angler or just enjoy the occasional leisurely fishing trip, Tulameen has something for everyone. With its spectacular scenery, diverse wildlife, and excellent fishing opportunities, this small town offers a unique experience that can't be found elsewhere.

Fishing



Tulameen, British Columbia offers some of the best snowmobiling opportunities in Canada. With its vast expanse of forested trails, rugged mountainous terrain and abundance of snowfall, Tulameen is truly an outdoor enthusiast's paradise. Whether you're an experienced rider looking for a challenge or a beginner just getting started, snowmobiling in Tulameen is sure to provide hours of fun and excitement.

Snowmobiling



Otter Lake is a hidden gem that offers a stunning escape from the hustle and bustle of everyday life. This pristine lake is surrounded by dense forests and majestic mountains, making it a popular destination for outdoor enthusiasts.

The lake itself is crystal clear and perfect for swimming, fishing, and boating. There are several public access points around the lake, as well as several private resorts that offer cabins and campsites for visitors. Whether you're looking for a quiet retreat or an action-packed adventure, Otter Lake has something for everyone.

One of the main draws of Otter Lake is its fishing opportunities. The lake is home to a variety of fish species, including rainbow trout, kokanee salmon, and bass. Anglers can cast their lines from the shore or rent a boat and explore the lake's deeper waters.

Otter Lake



The Similkameen Valley in British Columbia is home to some of the most stunning mountain ranges in Canada. Located in the southern interior of the province, the Similkameen region offers a wide range of outdoor activities, including hiking, mountain biking, rock climbing, and skiing. With its rugged beauty and diverse landscape, this area is a popular destination for adventure seekers and nature enthusiasts alike.

Mountains

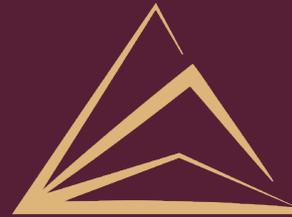


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