

FOR SALE

Opportunity to acquire a 3.26 acre commercial development site on Trans-Canada Highway in Golden, BC with exceptional property access

1105 TRANS-CANADA HIGHWAY NORTH

GOLDEN, BC



Bijan Lalji, Senior Associate
604 757 1115
bijan.lalji@avisonyoung.com

Stuart Wright*, Principal
604 647 5097
stuart.wright@avisonyoung.com
**Stuart Wright Personal Real Estate Corporation*

**AVISON
YOUNG**

PROPERTY SUMMARY

ADDRESS

1105 Trans-Canada Hwy N, Golden, BC, VOA 1H1

PID(S)

011-548-878

LEGAL DESCRIPTION

Lot 2 Section 13 Township 27 Range 22 West of the 5th Meridian Kootenay District Plan 4691

LOT SIZE

3.26 acres (142,000 sf)

ZONING

C4 Highway Corridor Commercial

NOTABLE REPORTS AVAILABLE

- Land survey
- Environmental report
- Geotechnical report
- Approved DP/BP plans for 51-key hotel project

PROPERTY STATUS

Vacant (previously, Selkirk Inn)

FINANCING

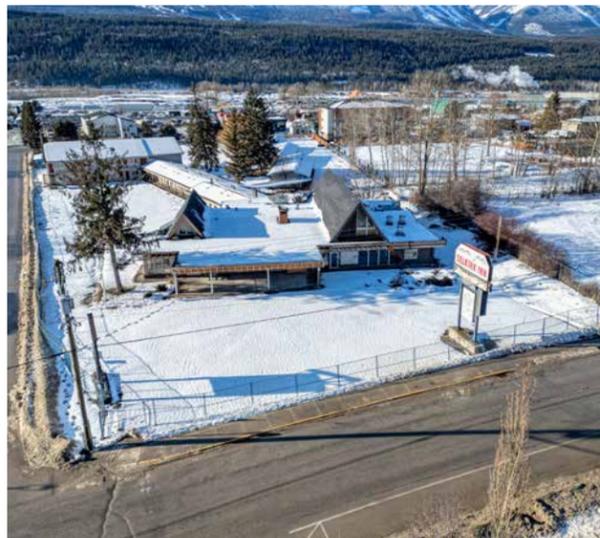
Clear Title

OWNERSHIP STATUS

Single asset BC corporation (share sale)

PRICING GUIDANCE

\$3,912,000 (\$1,200,000 per acre)



Opportunity

Avison Young is pleased to present a rare opportunity to acquire a premier 3.26-acre commercial development site prominently positioned along the Trans-Canada Highway in Golden, British Columbia.

The property benefits from exceptional highway frontage and visibility, coupled with flexible C4 zoning that permits a wide range of commercial uses. Formerly home to the Selkirk Inn, the site is uniquely advantaged by existing on-site and off-site servicing infrastructure, substantially reducing development lead time and capital costs. Its generous site area, level topography, and excellent ingress and egress further enhance its suitability for a broad array of development concepts.

Golden continues to experience steady growth driven by tourism, recreation, and regional employment, while the availability of commercially zoned development land remains extremely limited. With minimal new commercial supply entering the market, this offering represents one of the few remaining large-format development parcels of scale and prominence currently available.

This is a compelling opportunity for an investor, developer, or owner-user to deliver a flagship, highway-oriented commercial project in a prime location serving both local demand and significant destination traffic, capitalizing on strong exposure, constrained supply, and long-term growth fundamentals.

Investment / development highlights



Direct frontage and visibility along Trans-Canada Highway



Lack of existing new commercial inventory creates opportunity for first-mover advantage



Top employers: Kicking Horse Mountain Resort, tourism sector businesses, Canadian Pacific Railway and forest products/logging industry



Golden's population has been steadily increasing, indicating rising housing and service demand — a foundational driver for commercial activity



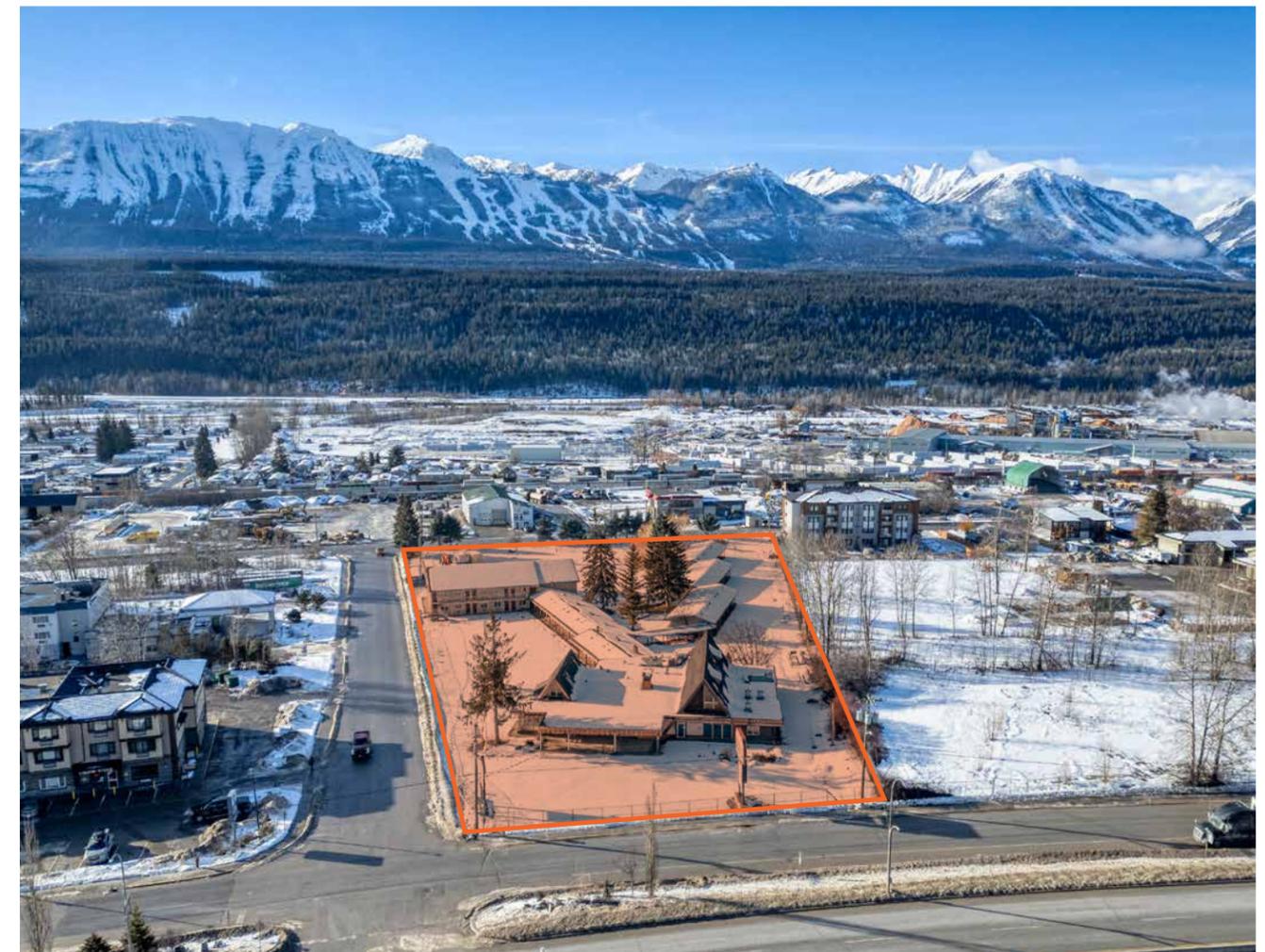
Local development trends show residential development outpacing commercial and industrial construction, which could create gaps in commercial requirements

C4 Highway Corridor Commercial Zoning | Notable uses

The property is zoned C4 Highway Corridor Commercial, allowing for a wide range of commercial and mixed commercial uses, including but not limited to:

- Food & beverage (restaurants, drive-through, quick-service)
- Service commercial and retail
- Automotive-oriented commercial uses (sales, rental, service)
- Tourism-oriented commercial uses
- Hotel / motel / hospitality uses
- Medical, professional, and service uses
- Mixed commercial developments (subject to design and municipal approvals)
- Recreational vehicle sales and rental

This zoning flexibility provides developers with the ability to tailor the project to tourism-driven, highway-oriented, or local-serving demand, significantly enhancing exit optionality.





Why Golden?

Golden is strategically located at the convergence of four national parks—Yoho, Glacier, Banff, and Kootenay—and functions as a year-round tourism hub anchored by Kicking Horse Mountain Resort. Situated at the intersection of the Trans-Canada Highway and Highway 95, Golden provides critical connectivity between British Columbia, Alberta, and the U.S., enhancing accessibility for tourism, logistics, and trade-oriented commercial uses.

Key demand drivers include:

-  Easy access to multiple markets makes Golden attractive for businesses serving both locals and visitors
-  The local economy includes tourism, forestry, railway, services, and recreation-based businesses, giving commercial tenants diverse demand sources
-  Strong year-round tourism from skiing, hiking, mountain biking, and national park visitation
-  Increasing drive-through traffic along the Trans-Canada Highway
-  Limited commercial land supply and minimal new development inventory
-  Growing demand for hospitality, service commercial, and highway-oriented uses

With land availability historically constrained and few new sites entering the market, Golden is now experiencing renewed development momentum—making **well-located, serviced parcels exceptionally scarce**.

Nearby amenities

RESTAURANTS AND CAFÉS

1. Tim Hortons
2. A&W Canada
3. Subway
4. Dairy Queen Grill & Chill
5. McDonald's
6. KFC

NOTABLE HOTELS

1. Travelodge by Wyndham Golden Sportsman Lodge
2. Ramada Limited Golden
3. Prestige Inn Golden
4. Best Western Mountainview Inn
5. Super8 by Wyndham Golden
6. Holiday Inn Express Golden-Kicking Horse by IHG

GAS STATIONS & SERVICES CENTRES

1. Shell
2. Superior Propane
3. Husky/Esso
4. Kal Tire
5. Fountain Tire
6. Tesla Supercharger
7. Petro-Canada

Drive times

1 HOUR AND 35 MINUTES

Banff

2 HOURS AND 50 MINUTES

Calgary

1 HOUR AND 40 MINUTES

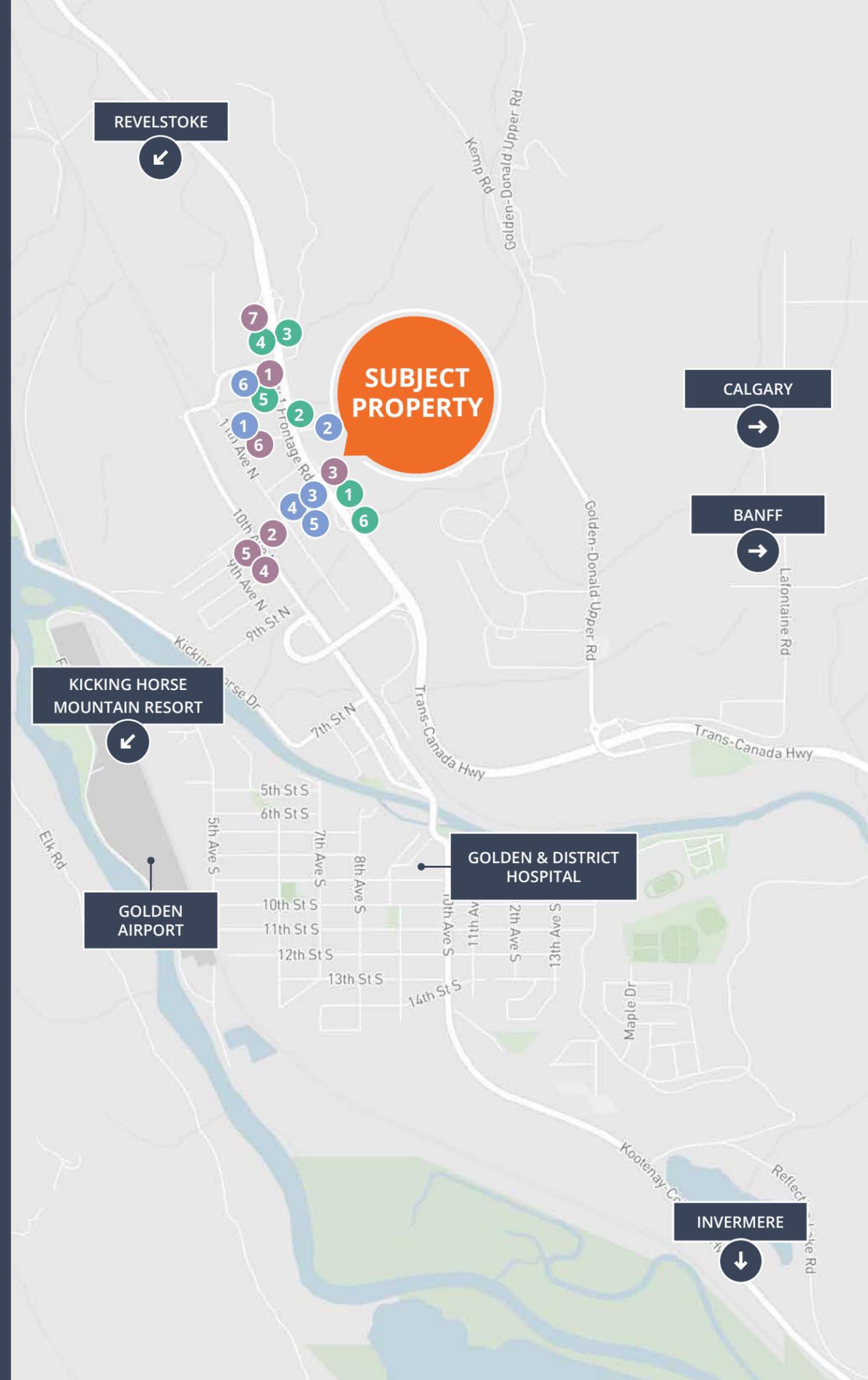
Revelstoke

1 HOUR AND 30 MINUTES

Invermere

18 MINUTES

Kicking Horse Mountain Resort



Offering Process

Avison Young has been retained to market the property for sale. Offers will be evaluated based on a combination of factors, including the proposed purchase price, the purchaser's financial capability to complete the transaction, and the proposed timelines and conditions for closing.

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