



Boundary Creek Motel,
Greenwood, BC

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SUMMARY



Phoenix Commercial Realty is proud to present for sale this 9 room operating motel in the quiet Kootenay town of Greenwood, BC.

This property offers not only a 1.55 acre commercial site on the Highway running through the Kootenays, but also huge potential to properly run this extremely well located motel, which has largely been ignored over the last few years and is not even listed on tourism websites.

In addition to the renovated 9 motel rooms the property has a 6 bedroom house currently occupied by the resident manager, but could easily be converted to allow more suites.

CURRENT USAGE – Boundary Creek Motel

The Boundary Creek Motel is a 9 unit motel fronting onto the highway with a 300ft frontage, with 7 rooms having kitchenettes.

Included in the improvements is a 6 bedroom house currently occupied by the manager, but the potential would be to convert and renovate this portion to add additional rental units either as motel rooms, or longer term rental accommodation.

Although the motel has been in operation for many years, due to health concerns the marketing of the motel has been largely ignored and currently the motel is not listed on any tourism websites and has had much reduced revenue as a result of this lack of focus.

With a motivated new owner, and some new marketing focus, especially tourism sites and hotel/motel listing sites, the revenue will undoubtedly be vastly improved.

Additionally, the land at the rear of the buildings was designated for RV's and an 800-amp supply has already been roughed in, which would allow a generous number of RV spots to be utilised by the growing number of RV's on the Highway. This has never been advertised as yet, and would give yet another good stream of revenue.



THE DETAILS

Address	Gross Site Size	Zoning
455 N Government Av, Greenwood	67,518 sq ft 1.55acres	C20 Commercial
Principal Usage	Price	
Motel		
	\$795,000	

LOCATION

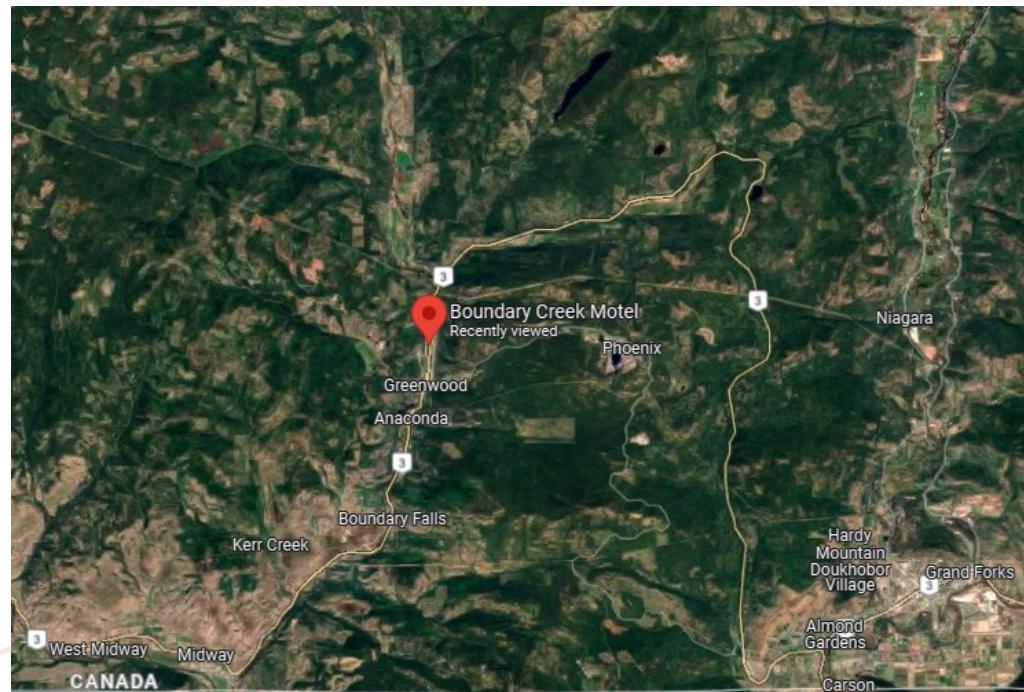
Greenwood has the distinction of being the smallest incorporated City in Canada, which is set in the beautiful Kootenay region of British Columbia.

The subject site is located on Highway 3 with a boastful 300 ft frontage commanding excellent visibility to vehicles driving west on the Hwy, and the property is essentially a 2 minute drive from the downtown core of the City.



Drive Times

Grand Forks – 40 kms – 28 mins
US Border Midway – 14kms – 12 mins
Osoyoos – 85 kms – 1 hr
Vancouver – 482 kms – 5.75 hours
Calgary – 750 kms – 8.25 hrs



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COMPARABLES

Recent Land Listings

Asset	Address	List Price	\$/Acre	Site Size	
Vacant Land	355 S Copper Ave	\$65,000	\$283,140	0.23	Acres
Vacant Land	121 Copper N Ave	\$219,000	\$180,000	1.22	Acres
Vacant Land	Greenwood N Avenue	\$249,900	\$350,000	0.72	Acres
Commercial	893 N Government Ave	\$799,000	\$974,400	0.82	Acres

Average Vacant Land = \$446,800/Acre

Subject Site = 1.55 acres – Value as vacant Land = \$692,000

This of course does not take into account any current improvements or income on the property.

LIST PRICE - \$795,000



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CURRENT ZONING

406.2 Permitted Uses

- (1) Automobile service stations, car washes;
- (2) Bus depots, taxi stands;
- (3) Eating and drinking establishments including both take-out and drive-in restaurants;
- (4) Hotels and motels;
- (5) Passenger and freight terminals, depots, marshalling yards, and similar distribution and redistribution facilities;
- (6) Sales rental, service and repair of motorized vehicles, farm machinery and similar heavy equipment;
- (7) Warehouses and wholesale suppliers;
- (8) Public service uses;
- (9) Accessory buildings and structures;
- (10) Private campgrounds and recreational vehicle parks;
- (11) Cannabis retail store.

406.3 Minimum Lot Area

The minimum area for a lot provided with both community water and sewer systems shall be 465 m² (5,000 sq. ft.).

406.4 Setbacks

- (1) No building or structure shall be located within:
 - (a) 10 metres (33 feet) of a front lot line or exterior side lot line;
 - (b) 6 metres (20 feet) of an interior side lot line or a rear lot line.

406.5 Height

The maximum permitted height shall be as follows:

- (a) Principal buildings - 9 metres (30 feet); (b) Accessory buildings - 4.5 metres (15 feet);

406.6 Lot Coverage

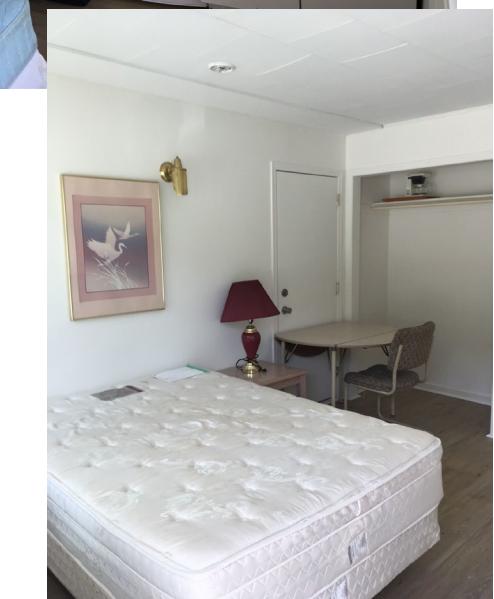
Buildings and structures together shall not cover more than 60 percent of the gross lot area.

PHOTOGRAPHS




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PHOTOGRAPHS



View looking north

View looking south



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GREENWOOD

Talk about the City of Greenwood with any modern-day Canadian, and most will shrug with just one comment, "Where is that?"

The smallest incorporated in Canada, Greenwood is also known as one of the last two great mining towns. It contained one of the largest smelters in the British Empire.

When you visit Greenwood, something grabs your attention about British Columbia's smallest city, a one-time candidate for the Provincial Capital, and the previous seat of the Provincial High Court. Everyone in the West knew about Greenwood in 1899.

Greenwood was also used as an internment centre during WW11 and a number of descendants of those displaced here, still remain as residents.

Before 1919, about 300 men worked at the Mother Lode with most of the businesses located at Deadwood City a half a mile away. All that remains are a few foundations near the Motherlode and the huge hole in the mountain.

Situated about 5 miles downstream from Anaconda, Boundary Falls was an early site of Greenwood's power generating plant.

Boundary Falls was also the site where for 2 or 3 years after 1901, the B.C. Copper Company's mine, skidded and packed and wagoned up to 700 tons of ore per year, down a twisted trail from seven miles above.

Local Travel

Canada's Tiniest City Tells a Big Story

BY RICK NEAL

Approach Greenwood on a glorious fall afternoon, near the end of a road trip through British Columbia's spectacular southern Kootenay region. Mountain goats meander along the highway, and bald eagles float above churning rivers and placid lakes; stunning green forests with splashes of crimson and gold pillow in every direction.

As I enter Greenwood, it's apparent that the Kootenays offer more than astonishing natural attractions. Lovingly restored colonial-style buildings line the streets; I've driven into a time tunnel and emerged in Canada's version of Brigadoon. On the outskirts of town, I pull an abrupt U-turn. If any place warrants an unscheduled stopover, this is it.

Determined to unravel this yarn, I pay a visit to the Greenwood Museum. The museum's first-rate collection of artifacts, historical photographs, and archives tell the saga of a community that is itself a living museum. The tale begins in the 1890s, when prospectors discovered rich lodes of nearby copper-gold ore.

In 1895, Robert Wood bought the land where I now stand and used his own money to build roads that connected nearby mining camps to the new settlement, which he named Greenwood. Almost overnight, the former wilderness area became the nucleus of one of the world's largest copper-producing regions.

Greenwood was incorporated as a city in 1897, and within two years, the population rose to 3,000 people. Grainy museum photos convey the swagger of a brash new hub that boasted 20 hotels, abundant bars, a newspaper, and even an opera house. In 1901, the British Columbia Copper Company built a smelter with a 121-foot (37-metre) brick smokestack to process copper-gold ore from their Motherlode Mine. That smokestack is all that remains. A *Vancouver Province* newspaper article on display from that period describes the smelter as "one of the most complete and modern in the world today," an assertion confirmed by



an impressive scale model and panoramic photo.

The smelter prospered for a decade, until copper prices plummeted and caused it to operate only sporadically. In 1918, the plant shut down for good. Its lifeblood gone, the once booming city shrank to only 200 inhabitants. Despite the population implosion, Greenwood maintained its city council, and thereby its city status.

Ironically, one of Canadian history's darkest chapters helped to spearhead Greenwood's renaissance. When the federal government forcibly relocated 22,000 Japanese-Canadians from the Pacific coast in 1942, Greenwood mayor W.E. McArthur requested that 1,200 of them be interned there to help resuscitate the local economy.

Museum documents and photos detail the injustices inflicted on the internees, many of who were born in Canada. I'm moved by a display that recreates how entire families were made to live in single, cramped, unheated rooms within previously abandoned buildings. They prepared their meals in communal kitchens and used segregated communal baths. In spite of their hardships, the transplanted Japanese-Canadians seldom complained.

Locals were initially resentful of the internees, but the hard-working new residents were instrumental in saving Greenwood from the ghost town status that befell most other mining settlements in the area. Gradually, the long-time inhabitants came to accept their new neighbours. When the war ended in 1945, many city councils supported the deportation of Japanese-Canadians, but Greenwood's council drafted a letter to the federal government asking that the Japanese be allowed to remain. That letter is prominently on display in the museum today. According to a volunteer, about half of the internees did stay on. Many still reside in the area today, as do their descendants.

In 1997, Greenwood residents were unexpectedly reminded



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