

## **2593 Broadwater Road**

### **Tempo**

#### **Location**

-Approx 90 campsites at Syringa Provincial Park with 0% vacancy throughout the camping season. No other road to access the campsite but Broadwater Rd. First gas station available to grab fuel, ice, alcohol.

-Only 4 paved/concrete boat launches in the Castlegar area with access from Broadwater Rd. Gas fill-up easily accessible to trucks and trailers due to pump orientation. One stop shop for fishing on the Columbia River and Arrow Lakes (gas, bait, beer, soft drinks, snacks, tobacco products)

-Only access to the Lower Arrow Lakes and many public beaches from Broadwater Rd.

-Estimated Population of 3,900 within **2km** radius

-Estimated Population of 5,250 within **3km** radius

-Approx 100 vehicles/day for fuel in Spring/Fall/Winter

-Approx 135 vehicles/day for Summer

#### **Building Information**

-Torch-on roof approx. 15 years old

-HVAC approx. 3 years old

-Septic system completely replaced 6 years ago

-Gas tanks replaced with new fibreglass tanks and ground remediated approx. 15 years ago

-Washrooms renovated approx. 15 years ago

- Pop cooler replaced approx. 6 years ago
- 450+ Canada Post Boxes generating daily traffic plus all parcels delivered for Pass Creek, Brilliant, and Raspberry
- Everything on the subject property is owned and not leased with the exception of all propane equipment
- 2 bedroom, 1 bathroom residential suite above the commercial space.
- Approximately 400sqft basement with 6' high ceiling for storage purposes mainly.

### **Miscellaneous**

- Home directly to the East of the subject property is owned by the sellers and can be negotiated for \$599,000.
- Brief Snapshots
  - February 15, 2024 – 315 customers, 1,500 individual transactions
  - August 15, 2023 – 542 customers, 3,000 individual transactions
- Was a small grocery store when purchased 30+ years ago with meat, produce, and dairy. Robson residents regularly comment about carrying additional food products. Possible future expansion.
- Everything on property is owned, not leased other than propane equipment.