

**425 MAIN STREET, SICAMOUS**  
PRIME RETAIL UNITS WITH MAIN STREET FRONTAGE

**FOR  
LEASE**

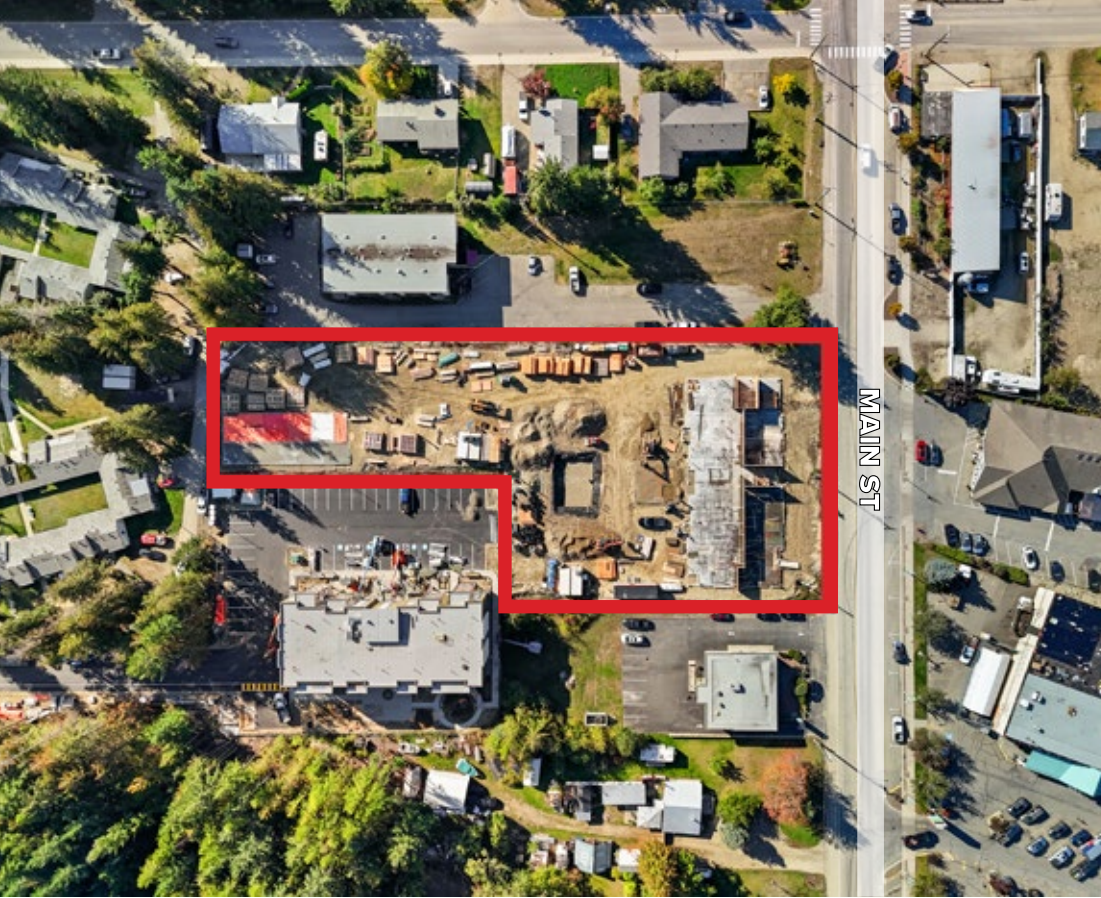


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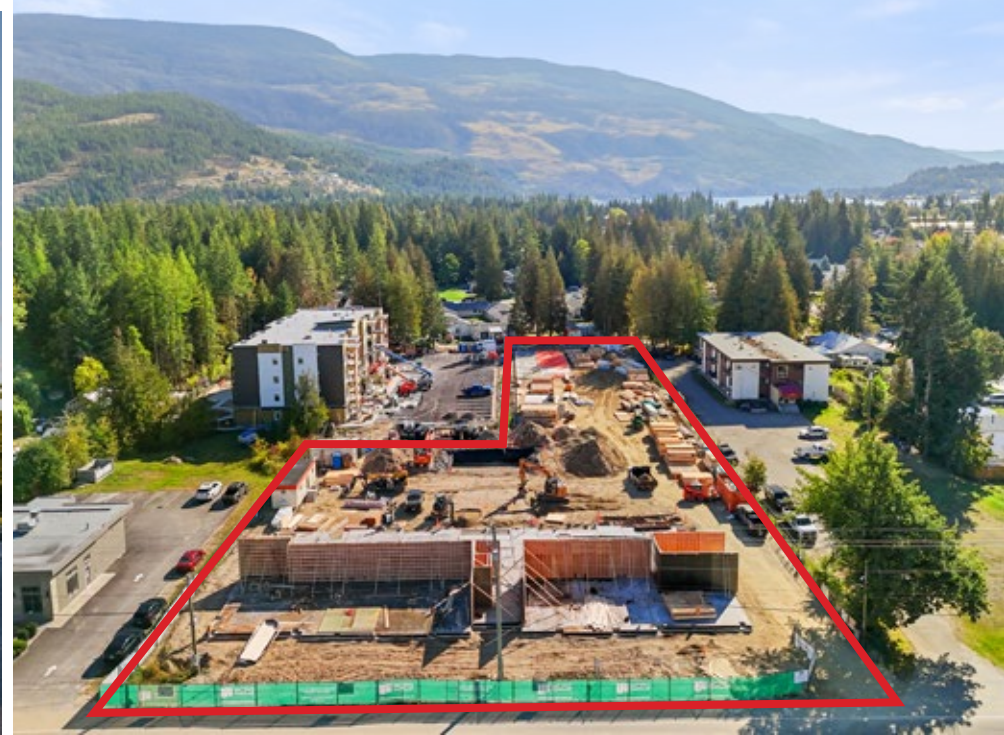


### 3 Ground Floor Retail Units For Lease

Edgewater is the new, mixed-use, centerpiece development located at 425 Main Street in the heart of Sicamous, BC.

The property will offer up to 3 retail units the direct Main Street frontage ranging in size from 891 square feet, to 2,138 square feet of adaptable commercial space. The units are intended to seamlessly integrate with the streetscape and promote walkable/ bikeable urbanism, and can cater to a variety of businesses, including food, personal, medical, and professional services. The exterior facade and landscaping plans provide excellent exposure, are pedestrian friendly, with ample onsite parking available for customers and tenants.

Longterm storage units, including 6 private garages are also available for tenants, residents, and visitors in this growing resort community.





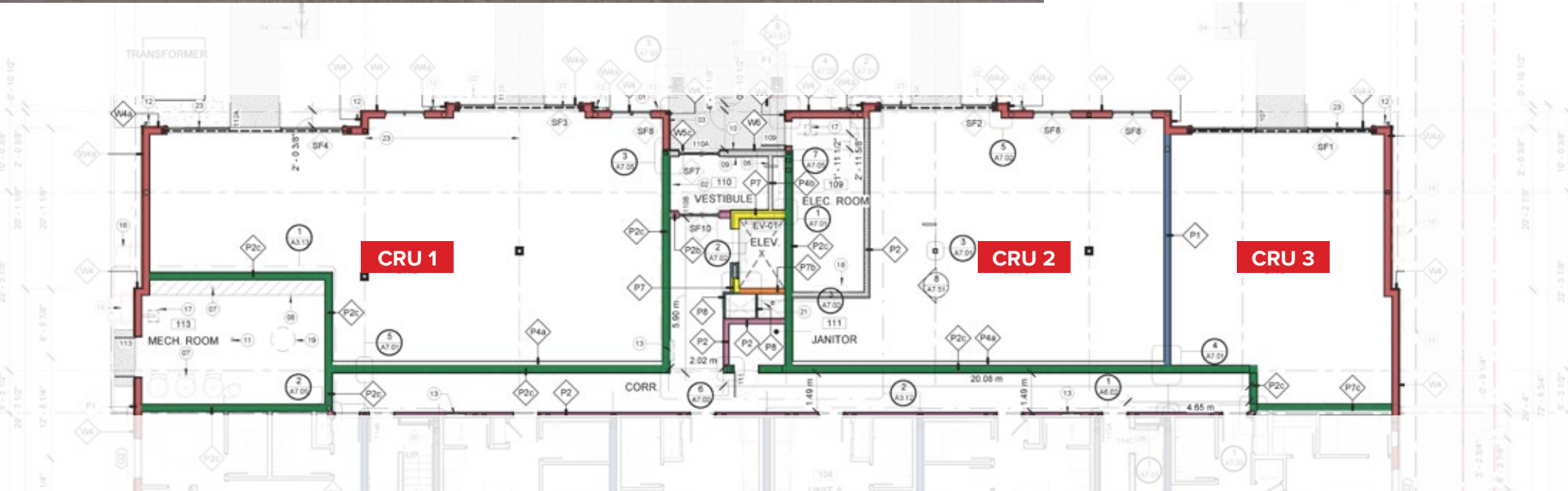
## Units Availability

Available: Q3 2026

Unit	Size	Basic Rent	Additional Rent
CRU 1	1,744 SF	\$24.00/SF	\$8.90 (est)
CRU 2	1,247 SF	\$26.00/SF	\$8.90 (est)
CRU 3	891 SF	\$29.00/SF	\$8.90 (est)

## Storage Units

Type	Price
Garage Bays	Contact Listing Agents
Storage Lockers	Contact Listing Agents





MAIN ST

**LONGTERM STORAGE UNITS, INCLUDING 6 PRIVATE GARAGES**



**Project Highlights**



Excellent retail exposure and frontage



Units sizes ranging from 891-2,138 square feet



Designated commercial parking for staff and clients



Additional storage and garage space available



Located at the intersection of two major highway routes, Trans-Canada Hwy and Hwy 97A



## Location

Conveniently located at the intersection of two major highway routes, the Trans-Canada Highway and Highway 97A, Sicamous connects travelers from the Lower Mainland and neighbouring Alberta to the sought-after destinations of the Shuswap and Okanagan.

Sicamous offers a wide range of attractions and recreational opportunities based on proximity to both Shuswap and Mara lakes. A high proportion of tourism has supported the evolution of a diverse service industry with several restaurants, cafes and other related operations. Sicamous is also ideally situated with short commute times to Salmon Arm, Revelstoke and the Okanagan Valley, allowing easy access to a larger breadth of recreation and cultural activities and amenities.



## Sicamous Quick Facts



**2,613**  
POPULATION



**2**  
GOLF COURSES  
MaraHills Golf Resort  
Eagle River Golf & Country Club



**40+**  
WALKING, HIKING,  
AND BIKING TRAILS



**328**  
BUSINESSES



## Fun Activities in Sicamous

ATV  
Birdwatching  
Biking  
Boating  
Watersports

Camping  
Climbing  
Flying  
Fishing  
Golf

GeoTour  
Hiking  
Sledding  
Snowshoeing



## For More Information Contact

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