

3012 ALPINE CRESCENT

ALTA VISTA – WHISTLER

\$6,799,000



Turnkey commercial hospitality investment in Whistler's premier Alta Vista neighbourhood, just steps from Alta Lake. Designed by Craig Chevalier, this fully renovated and rebranded Pension-style retreat was extensively upgraded in 2024 with all permits in place. Rare TP-4 zoning allows nightly rentals and flexible lodging use, supporting strong revenues and an attractive CAP rate. Set on a 0.265-acre corner lot with mountain views, the property offers 8 guest rooms with ensuites and private balconies, plus a self-contained caretaker suite. Amenities include a commercial-grade kitchen, air conditioning, hot water on demand, 4 fireplaces, a covered outdoor hot tub, and a three-car garage with EV charging. Minutes to the lake, Whistler Village, ski lifts, golf, and trails.

- *Built in 2001*
- *Renovated in 2024*
- *4044 sq.ft.*
- *TP4 Zoning*
- *9 bedrooms*
- *10 bathrooms*
- *Triple car garage*
- *Great revenue*
- *Private Hot tub*
- *Steps to Lakeside Park*

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9 BED | 10 BATH | 4044 SQ FT



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FLOOR PLANS

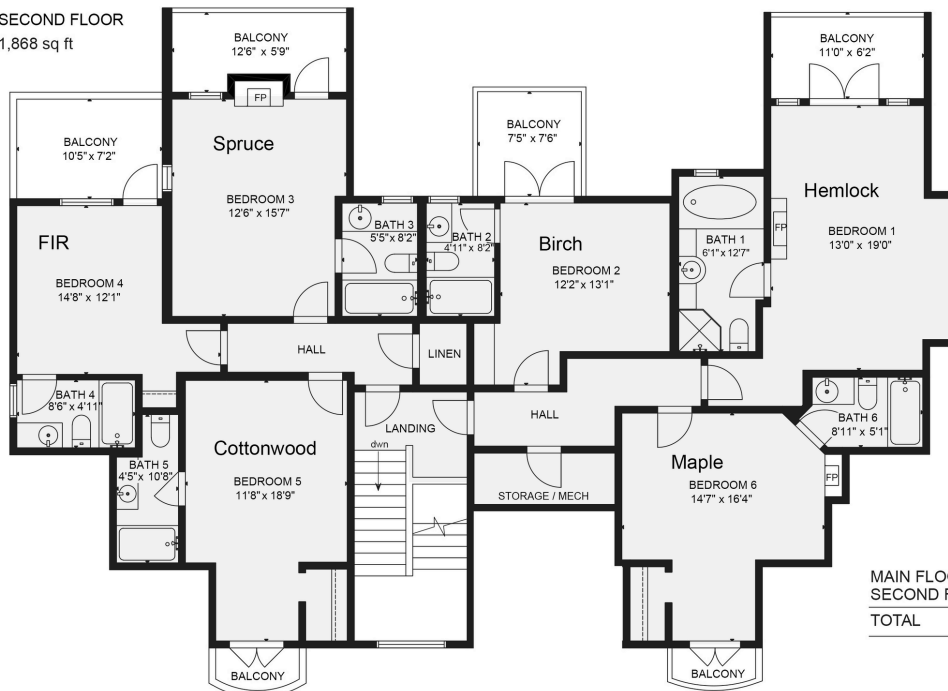
FIRST FLOOR
2,176 sq ft



These plans are intended to be used for marketing purposes and are representative only. All interested parties should make their own enquiries. E&OE



SECOND FLOOR
1,868 sq ft



MAIN FLOOR	2,176 sq ft
SECOND FLOOR	1,868 sq ft
TOTAL	4,044 sq ft



*Area includes 6" of exterior walls

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ALTA VISTA - NEXT TO LAKESIDE PARK



5. TP4 Zone (Tourist Pension Four) (Bylaw No. 591)

Intent

- (1) The intent of this zone is to provide for pension use within a residential area.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses;
 - (b) one auxiliary residential dwelling unit provided it is contained within the principal building;
 - (c) pension; and
 - (d) park and playground.

Density

- (3) The maximum permitted density is a gross floor area of 465 square metres or a floor space ratio of 0.35, whichever figure is lower. (Bylaw No. 1048)
- (4) The maximum number of guest rooms in a pension is based on the parcel area as shown in Table 15-A. (Bylaw No. 1167)

TABLE 15-A

Actual Permitted Parcel Area (square metres)	Maximum Number of Guest Rooms
928.6	5
928.6 - 991	6
992 - 1044	7
1045 or greater	8

Height

- (5) The maximum permitted height of a building is 7.6 metres.

Site Dimensions (Bylaw No. 1167)

- (6) The minimum permitted area of a parcel to be created by subdivision is 928.6 square metres. (Bylaw No. 1167)
- (7) The minimum permitted frontage of a parcel is 24 metres. (Bylaw No. 1167)
- (8) The minimum permitted usable site area of a parcel to be created by subdivision is 85 percent of the total parcel area. (Bylaw No. 1167)

Site Coverage

- (9) The maximum permitted site coverage is 35 percent. (Bylaw No. 1048)

Setbacks

- (10) The minimum permitted front setback is 7.6 metres.
- (11) The minimum permitted side setback is 6 metres, provided that the minimum permitted side setback on the portion of the land legally described as Lot 15, District Lots 4752 and 4753, Group 1, New Westminster District, Plan LMP44921 that is within the TP4 Zone is 3 metres. (Bylaw No. 1167) (Bylaw No. 2073)
- (12) The minimum permitted rear setback is 7.6 metres.

Off-Street Parking and Loading

- (13) Off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

Other Regulations

- (14) A maximum permitted gross floor area for any one guest room is 28 square metres.
- (15) The minimum gross floor area for any guest room is 9.5 square metres.
- (16) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 75 square metres and no less than 32.5 square metres. (Bylaw No. 916)
- (17) The placing of more than one principal building on a parcel is prohibited.
- (18) An auxiliary residential dwelling unit may contain a kitchen and up to two bedrooms, one bathroom, one living room and no other rooms. (Bylaw No. 1048)