

**AVISON  
YOUNG**

**For Sale**

**2261 9 Avenue Southwest  
Salmon Arm, BC**

**MOTIVATED SELLER**

Subject  
Property

Unique opportunity to acquire a 1.5 acre commercial development site ideally positioned on the Highway 1 expansion project in Salmon Arm, BC

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## Property details

### MUNICIPAL ADDRESS

2261 9 Avenue Southwest, Salmon Arm, BC

### LOT SIZE

1.504 acres (65,514 sf)

### ZONING

C-5 – Tourist Commercial Zone

### OCP DESIGNATION

Commercial Highway Service/Tourist (Opportunity to rezone to C3 service commercial offering a wide variety of uses and development potential)

### CURRENT IMPROVEMENTS

Manufactured Home Community

### OWNERSHIP STATUS

Asset sale

### FINANCING

Treat as clear title

### PRICING GUIDANCE

\$1,600,000 (\$1,063,830 per acre)

### PIDS

004-551-982; 004-552-016





### LEGAL DESCRIPTIONS

Lot 5 & 6 Section 15 Township 20 Range 10 West Of The 6th Meridian Kamloops Division Yale District Plan 3992 Except Plan EPP67589

## Opportunity

Avison Young is pleased to market for sale 2261 9 Avenue Southwest, Salmon Arm, BC (the "Property"). The Property benefits from the 1.0 kilometre highway widening from two to four lanes between 10th Avenue SE and 10th Street SW. The Property is currently improved with a manufactured home community, Village West Mobile Home Park, and is zoned C-5. As per the Salmon Arm Official Community Plan, the Property is designated Commercial Highway Service/Tourist offering the opportunity to rezone to C3 service commercial offering a wide variety of uses.

## Investment highlights

-  Large 1.504 acre development site
-  Highway 1 frontage ideal for businesses
-  Road expansion and upgraded intersection benefit the Property
-  Holding income from the 11 pad Village West Mobile Home Park



## Uses under current C-5 zoning

- Boat and Marine Sales
- Daycare
- Health Service Centre
- Hotel or motel
- Licensee retail store
- Offices
- Pub
- Indoor/outdoor recreation
- Restaurant

## Uses under potential C-3 zoning

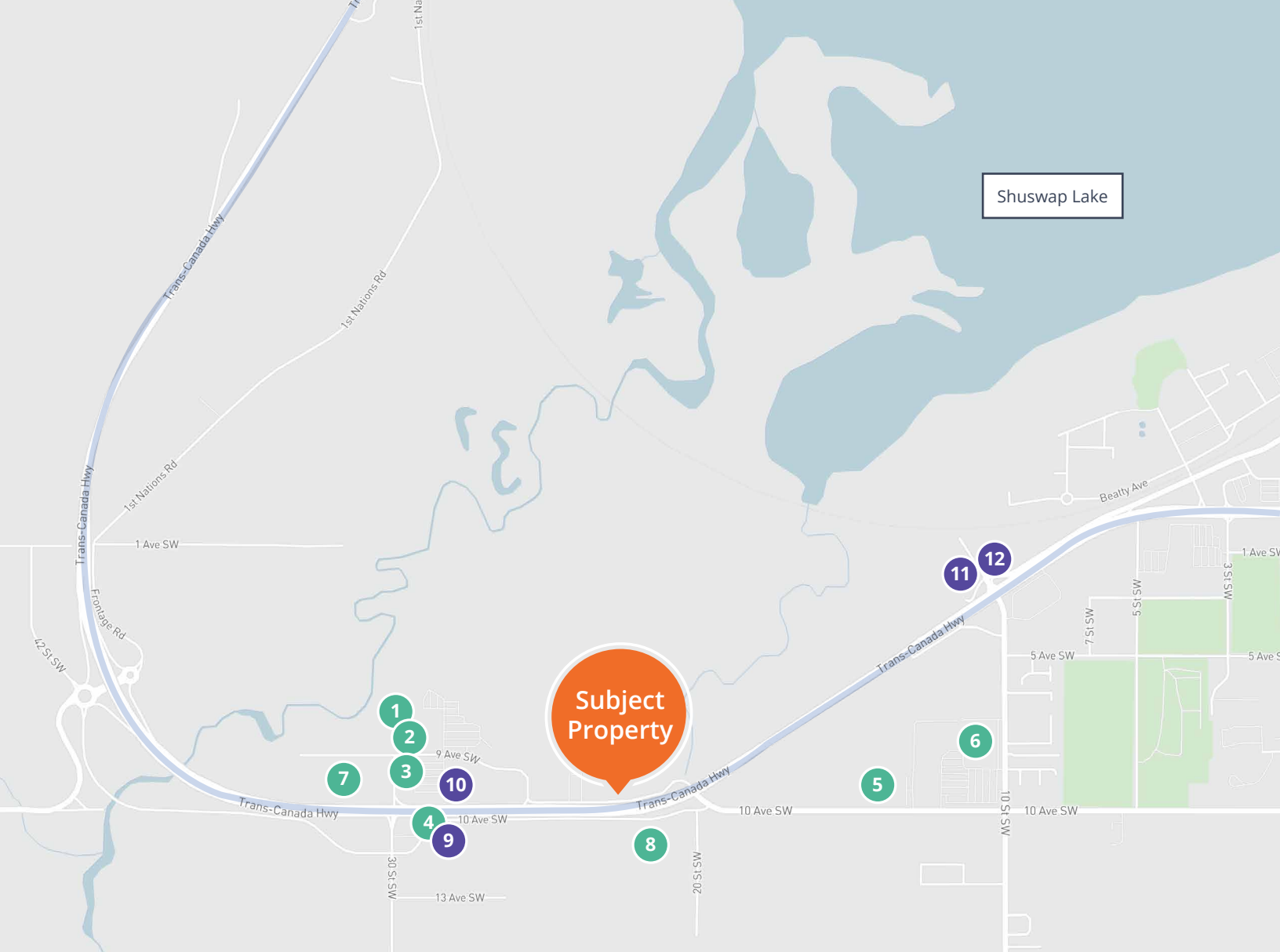
- Auto repair and sales shop
- Mini warehousing
- Boat and trailer showroom
- Car wash

## Highway 1 Salmon Arm West - 10th Avenue SW to 10th Street SW - corridor update

The BC Government approved and completed the infrastructure upgrade on a portion of Highway 1 widening 1.0 kilometres of highway from two to four lanes between 10th Ave SW and 10th Street SW in Salmon Arm. Other improvements include an upgraded intersection and construction of new frontage road. This project will help improve safety, capacity, movement of goods, access to local roads and businesses, support proposed developments and improve safety for pedestrians and cyclists. (Source: gov.bc.ca)







## Nearby amenities

### SHOPPING AND SERVICES

- |                        |                                         |
|------------------------|-----------------------------------------|
| 1. Walmart Supercentre | 5. Save-On-Foods                        |
| 2. SmartCentres        | 6. Canadian Tire                        |
| 3. Winners             | 7. Country Camping and Leisure Products |
| 4. Andre's Electronics | 8. Westgate Public Market               |

### RESTAURANTS AND CAFÉS

- |                               |
|-------------------------------|
| 9. Tim Hortons                |
| 10. Popeyes Louisiana Kitchen |
| 11. Starbucks                 |
| 12. Mr. Mikes                 |

## Contact for more information

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