

COURT ORDERED SALE

# Comprehensive Waterfront Resort

1276 & 1283 DIEPPE ROAD + 1277 TRANS CANADA  
HIGHWAY, SORRENTO, BC

Contact us:

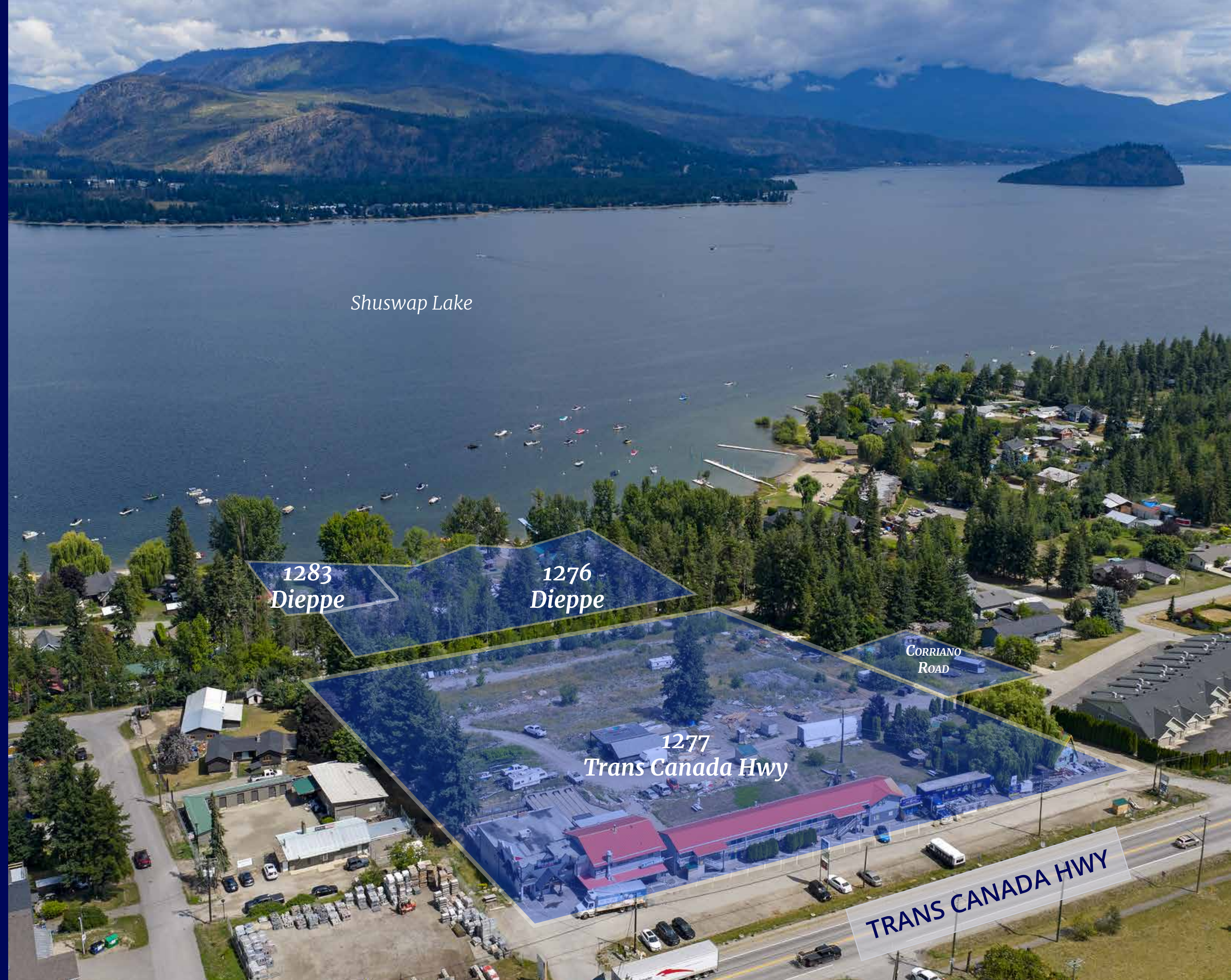
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**+9.75 Acre Waterfront Resort in Shuswap with Development Opportunity**





## The Opportunity

Court Ordered Sale of a comprehensive waterfront resort and highway-oriented motel on beautiful Shuswap Lake in Sorrento. Encompassing a predominantly contiguous 9.75 acres between the TransCanada Highway and Shuswap Lake, this substantial and multi-faceted hospitality property offers a range of accommodation and amenities with extensive development potential, 400 feet of low bank sandy waterfront, and prominent TransCanada Highway exposure.

Currently operating as the 'Shuswap Resorts', this comprehensive resort property provides for an incredible 35,000 square feet of improvements that is divided between the waterfront resort, and the highway oriented motel and commercial facilities. In total the property provides for 20 cabins, 3 single family homes, the 22 room Sorrento Inn, RV pads, Pub/Restaurant and a range of other typical resort amenities.

A significant component of the property, estimated at 3.5 acres, is currently undeveloped and offers excellent medium to long term development potential pending provision of community sanitary services.

Offered for sale by way of a Court Order, please reach out to the listing agents for further information.

**Sale Price**  
**\$12,495,000.00**





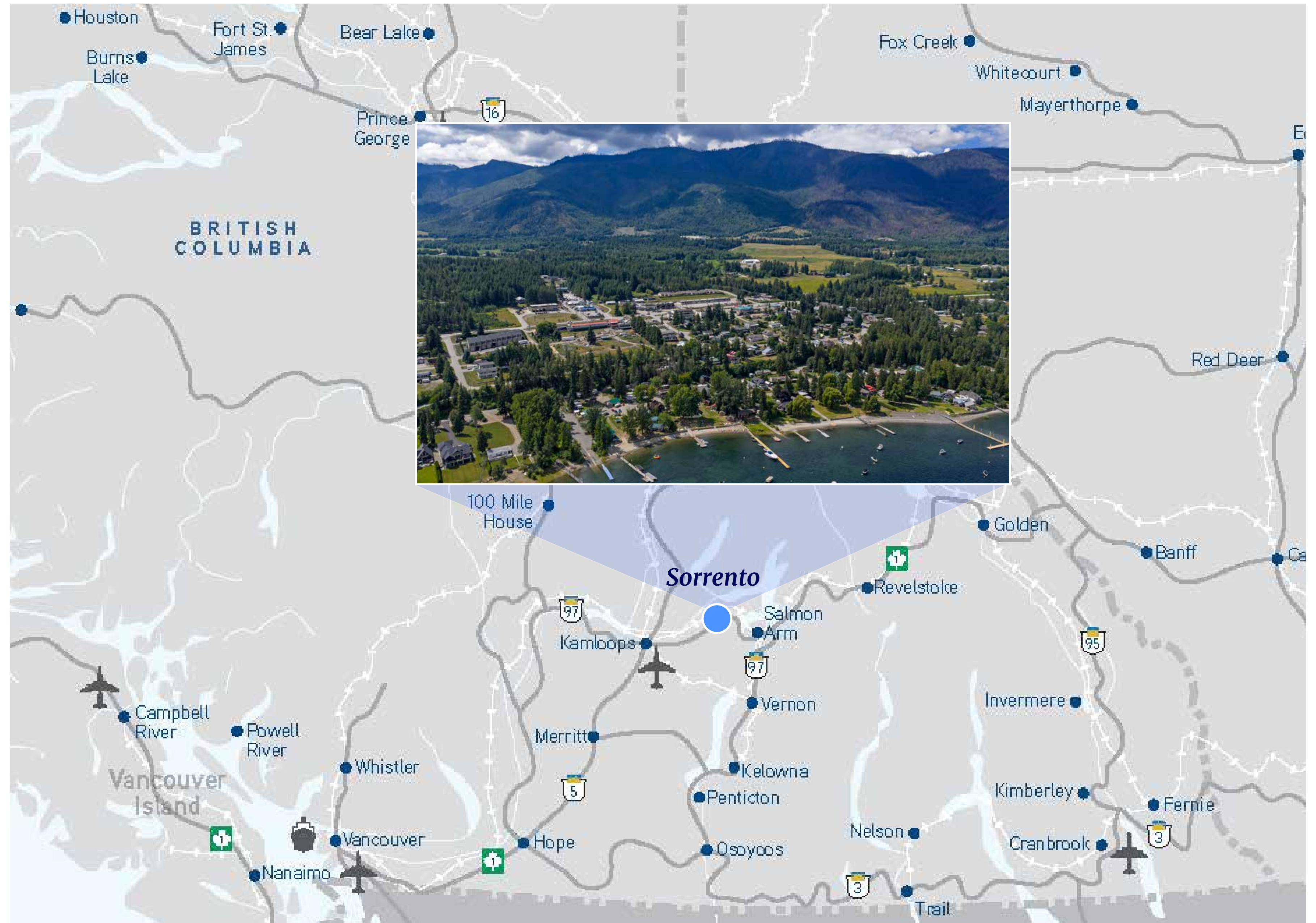
Salient Facts

Address	1277 Trans Canada Highway	1276 Dieppe Road	1283 Dieppe Road	Corriano Road	Totals
PID	008-545-944	032-122-055	011-158-662	003-654-770	
Property Type	Motel Restaurant/Pub Pitch & Putt/Ice Cream	Seasonal Waterfront Resort	Seasonal Waterfront Resort	Vacant	
Property Size (Acres)	4.82	3.83	0.84	0.26	~9.75 Acres
Zoning	C1 - Town Center Commercial	C6 - Waterfront Commercial	C6 - Waterfront Commercial	C1 - Town Center Commercial	
OCP	VC-Village Centre 725-VC-Village Centre	WC- Waterfront Commercial	WC- Waterfront Commercial	VC-Village Centre 725-VC-Village Centre	
Assessment 2025	\$2,052,800	\$5,994,000	\$4,797,000	\$119,000	\$12,962,800
Taxes 2025	\$15,520.79	\$38,574.44	\$24,601.42	\$1,461.33	\$80,157.98



## The Location

Situated on the south side of the west arm of Shuswap Lake, Sorrento is an unincorporated community with a population of approximately 1,300. Located directly on the TransCanada Highway, Sorrento is just west of Blind Bay and less than 30 minutes from Salmon Arm, the largest community on Shuswap Lake. Shuswap Lake is located in the Columbia Shuswap Regional District and is a highly popular recreational area with a significant level of summer tourism visits and seasonal and non-seasonal residents. The most recent summer daily traffic volume for this area indicates in excess of 12,500 vehicles per day.





Improvements

The property has two main areas of development - the Waterfront resort component, and the Highway oriented motel and commercial services.

- 20 Cabins
- 3 Single Family Homes
- 22 Rooms at Sorrento Inn
- ✓ RV Pads
- 1 Pub/Restaurant
- ✓ Waterfront
- 2 Docks



Waterfront Resort

The waterfront resort component consists of 20 individual and duplex oriented cabins and three single family homes, two of which are used for nightly rental (the lake houses),while the third is currently used for owner accommodation. Each cabin provides two bedrooms and has the ability to accommodate up to 6 people per cabin, while the lake houses can accommodate 10 and 16 people respectively. A wide range of amenities are available to guests including: a substantial dock, fire pits, mooring buoys, boat rentals, bbq facilities, snack shack, and much more.

The resort currently has a handful of RV sites dedicated for nightly rental and has planned a significant further development of up to 70 RV sites pending approvals.

The resort component of the offering is situated on 5.1 acres and has the capacity to accommodate well in excess of 100 guests in its current configuration. Offering direct access to over 400 feet of sandy beach, this is a highly popular location situated on a quiet section of Shuswap Lake.



Sorrento Inn

The Sorrento Inn is located directly on the TransCanada Highway and provides for 22 units of motel style accommodation. Built in the 1950’s, the motel has been modernized and renovated in recent years and includes the Copper Island Bar and Grill and a 3-bedroom manager’s suite. Additional improvements include an A-frame which houses an ice cream shop and various outbuildings.

The total area for the Sorrento Inn parcel is 4.67 acres, with a significant component of such being undeveloped and largely vacant (approximately 3.5 acres). Pending a community based sanitary system, this component has excellent development potential under the existing C-1 Town Centre Commercial Zoning.



## Development Potential and Opportunity

### Business Operations

Although seasonal in nature, the business generates revenue throughout the year through traditional 'rubber tire traffic', the food and beverage operation, and short term monthly rentals of the cabins. Comprehensive financial statements are not available due to the Court Ordered Sale Process however recent appraisals and other documentation is available following the execution of an NDA.





## Zoning & Services



### Zoning

The Motel component of the offering is zoned **C-1 Town Centre Commercial**. The purpose of the C1 zone is primarily to accommodate a wide range of commercial and public use facilities within the Sorrento Town Centre area, recognizing the presence of the TransCanada Highway and the fact that at that time of adoption of this Bylaw there was no community sanitary sewer system in place.

### Services

The property is serviced with all municipal services except for sanitary which is provided via septic systems. Sorrento does not have a municipal sanitary system.



Photo Gallery





## Offering Process

### Court Approval Process

Offers should be presented in the form of offer preferred by the Vendor, a copy of which is available through the listing agents, upon request.

**Note that the sale of the Property will be subject to approval by the Supreme Court of British Columbia.**

Contact listing agents for further information on this Property and the Offering process

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