

COURT ORDERED SALE

Shuswap Lake Waterfront Resort

1276 & 1283 DIEPPE ROAD , SORRENTO, BC

Contact us:

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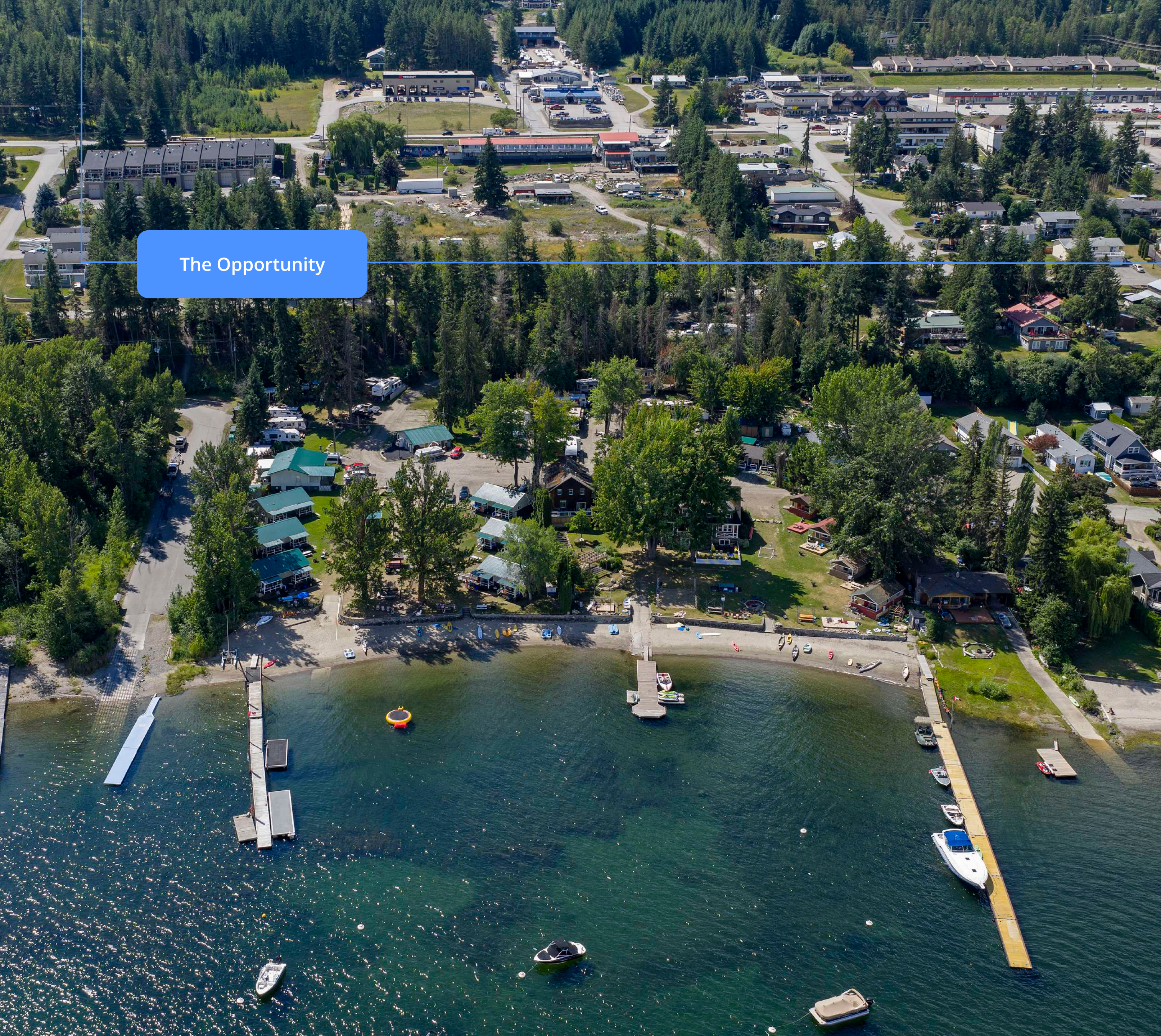
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4.68 Acre Waterfront Resort on Shuswap Lake



The Opportunity

Court Ordered Sale of a comprehensive waterfront resort on beautiful Shuswap Lake in Sorrento. Encompassing almost 5 acres on Shuswap Lake, this substantial hospitality property offers a range of accommodation and amenities with 400 feet of low bank sandy waterfront, substantial improvements and the capacity to accommodate over 100 guests in group or private facilities.

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.

The resort provides 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 27 RV sites that are seasonally rented providing excellent stable cash flow along with the resorts nightly rental business. During the winter the resort generates revenue through longer term stays. This is a highly popular location situated on a quiet section of Shuswap Lake.

Waterfront Sale Price
~~\$6,995,000.00~~
~~\$6,495,000.00~~
~~\$6,145,000.00~~
~~\$5,950,000.00~~
\$4,995,000.00

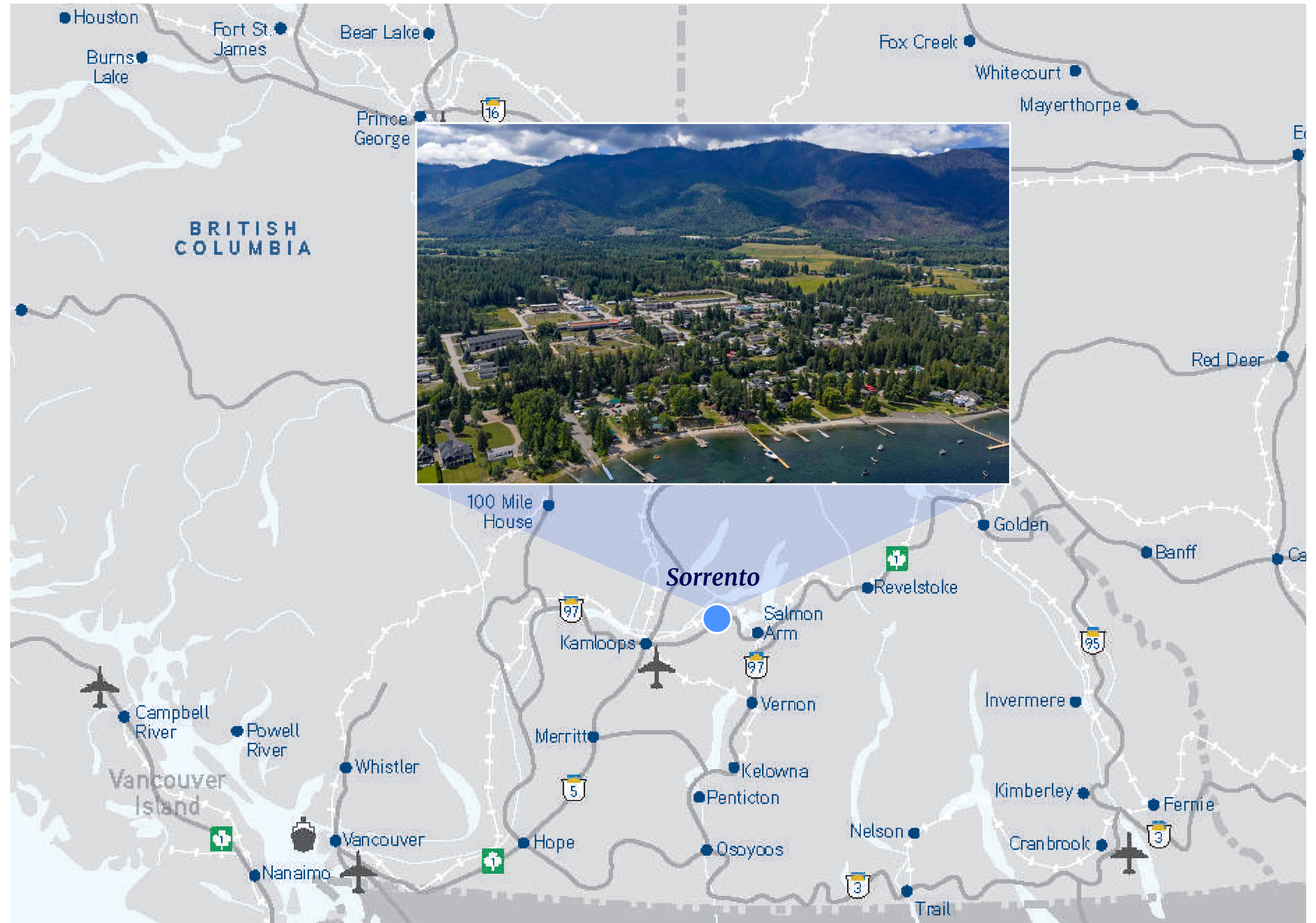


Salient Facts

Waterfront Resort			
Address	1276 Dieppe Road	1283 Dieppe Road	Totals
PID	032-122-055	011-158-662	
Property Type	Seasonal Waterfront Resort	Seasonal Waterfront Resort	
Property Size (Acres)	3.83	0.84	4.57 Acres
Zoning	C6 - Waterfront Commercial	C6 - Waterfront Commercial	
OCP	WC- Waterfront Commercial	WC- Waterfront Commercial	
Assessment 2025	\$5,994,000	\$4,797,000	\$10,791,000
Taxes 2025	\$38,574.44	\$24,601.42	\$63,175.86
Pricing	\$4,995,000.00		

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 one main area of development - the Waterfront resort component.

- 20 Cabins
- 3 Single Family Homes
- ✓ RV Pads
- ✓ Waterfront
- 2 Docks

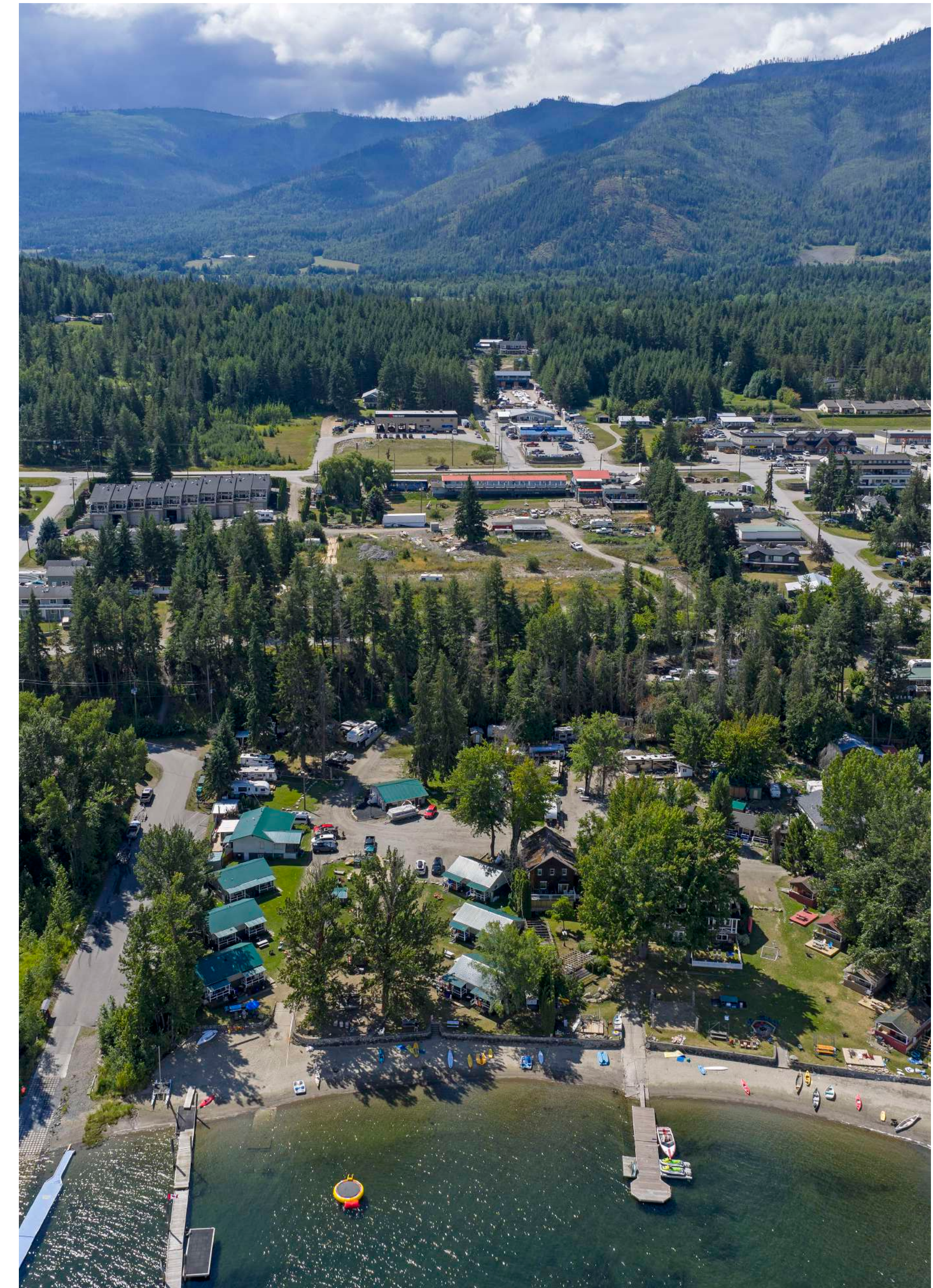


Waterfront Resort

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.



Development
Potential and
Opportunity

Business Operations

Although seasonal in nature, the business generates revenue throughout the year through traditional 'rubber tire traffic', 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 C6 – Waterfront Commercial zone is intended to support commercial uses that are directly connected to, or enhanced by, proximity to the waterfront. This designation typically accommodates tourism-oriented businesses, recreational services, hospitality operations, and other commercial activities that benefit from lake access, views, or water-based recreation. The zoning is designed to encourage waterfront-compatible development while recognizing local servicing constraints and the unique character of the Sorrento lakeside area.

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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