

FOR SALE

# Sicamous Waterfront RV Park

346 HIGHWAY 97A, SICAMOUS, BC

*Contact:*

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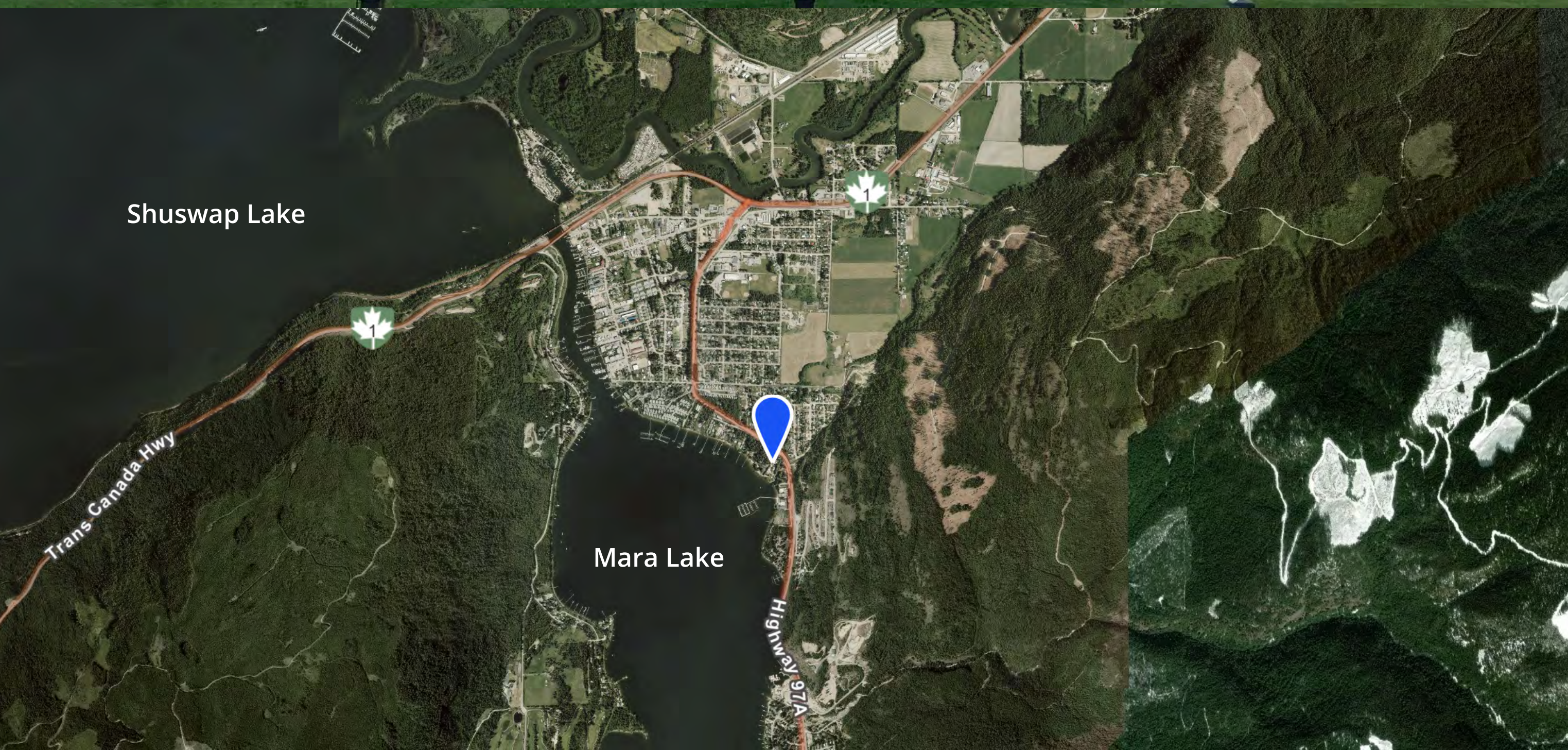
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## The Opportunity



An excellent opportunity to acquire a 3-acre waterfront RV park in beautiful Sicamous, BC. Located on popular Mara Lake in BC's incredible Shuswap region, this private lakefront property offers over 200 feet of walk-on sandy beachfront and complete privacy from the road and neighbouring properties, all in a park-like setting.

Currently developed as an RV park, this property is improved with 22 pads that are leased out on an annual basis. Originally providing 32 serviced RV pads, several pads were removed to open up the waterfront and the lake views for resident use. These pads could be easily re-instated as the majority of services remain in place.

One of the few lakefront commercial sites currently available in Sicamous, this C5 zoned, fully serviced waterfront site offers excellent potential for increased density under its current use or future development based on the anticipated upcoming Official Community Plan. With easy access from the highway, over 200 feet of waterfront and a well configured stie, this property provides existing cash flow with the ability to increase revenue with limited capital expense. A great holding property pending re-development, or an excellent investment with a vacation home for an owner.

**Sale Price**

**\$3,950,000**



Salient Facts

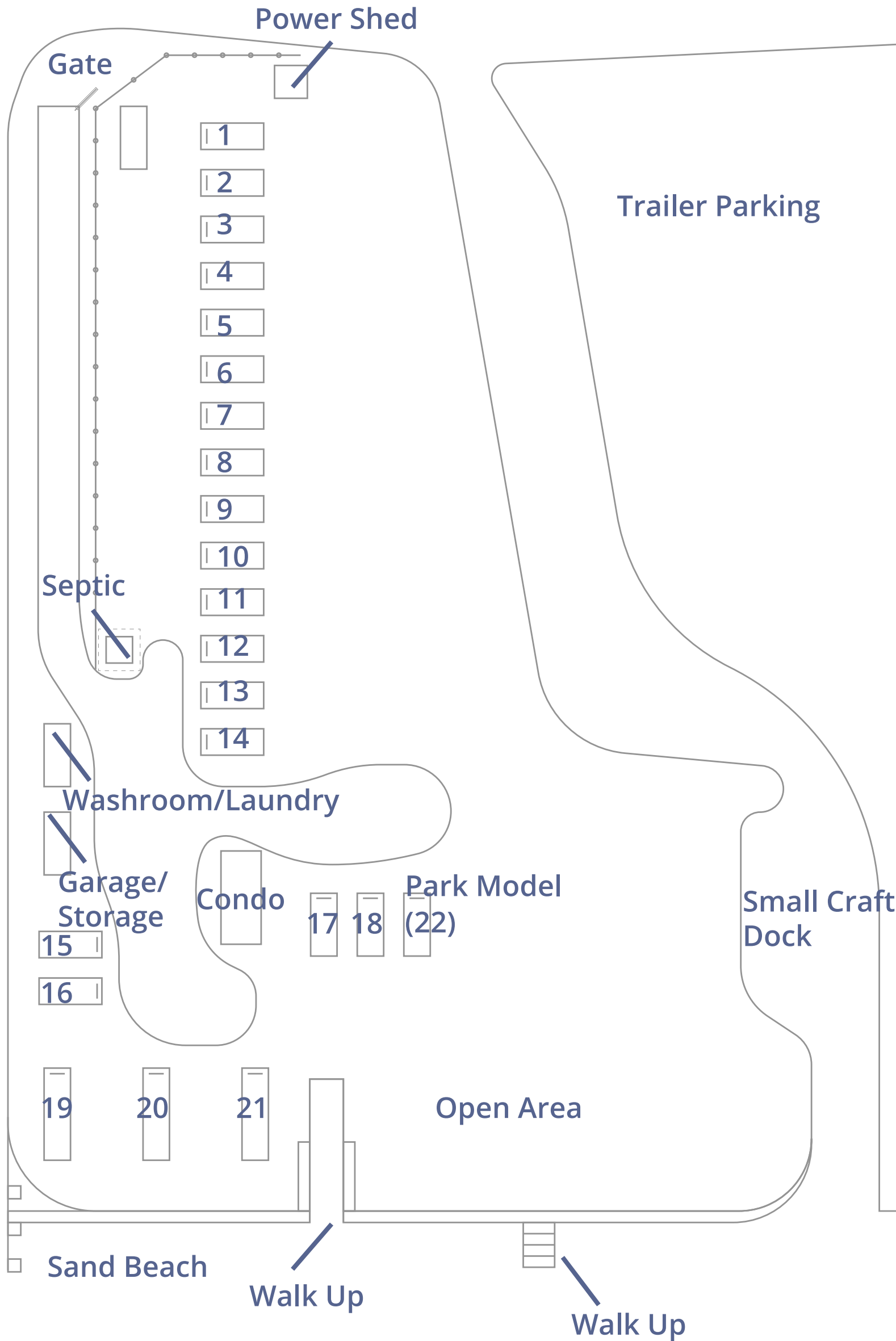
|                       |                                          |
|-----------------------|------------------------------------------|
| Address               | 346 Highway 97A, Sicamous                |
| PID                   | 008-740-607                              |
| Property Type         | RV Park                                  |
| Property Size (Acres) | 3.04                                     |
| Zoning                | C-5 Tourist Accommodation                |
| OCP                   | Residential Waterfront<br>Medium Density |
| Assessment 2026       | \$3,604,000                              |
| Taxes 2026            | \$23,774                                 |
| Pricing               | \$3,950,000                              |

Improvements

|    |                            |
|----|----------------------------|
| 22 | RV Pads                    |
| ✓  | Waterfront                 |
| 1  | Docks                      |
| 1  | Garage/Storage Building    |
| 1  | Washrooms/Laundry Building |
| ✓  | Gated and fenced           |



**Waterfront RV Park**  
Gated and fully fenced, the property includes a range of amenities for its residents including showers and laundry facilities, a garage/workshop and storage building and a dock for small boats. Additional improvements include a 600 sq.ft park model home that would be excellent for owner use, or additional revenue.



## Zoning & Land Use



### Zoning

The property is currently zoned **C-5 Tourist Accommodation-Campground**. This provides for the principal use of a campground for non-permanent occupancy.

### OCP

The Official Community Plan designates the property for **Residential Waterfront Medium Density**. The property is within a watercourse Development Permit Area and does have a watercourse on a portion of the property.

## Income

All 22 pads are currently leased to seasonal tenants with the average annual lease rate between \$6,000 and \$7,000. Statements are available upon request and NDA.



*For further information on this offering please contact:*

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