



Colliers

# White Lake Fishing Resort

Sorrento, British Columbia, Canada

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# The Opportunity

White Lake Fishing Resort represents an opportunity to acquire an established waterfront RV resort with in-place income and clear potential to enhance operational performance and long-term value. Located in the Shuswap region, the property benefits from strong seasonal tourism, limited competing waterfront supply, and growing demand for lifestyle-oriented assets.

The resort is comprised of a mix of RV sites, cabins, and a spacious lakefront lodge accommodating up to 16 guests, supporting diversified revenue streams and appealing to group bookings, family reunions, and premium rental experiences.

A key differentiator is the exclusive marina infrastructure, including the only gas station on the lake, providing an essential service that drives consistent traffic and ancillary income. Combined with regulatory constraints that prevent similar developments today, the asset is rare and irreplaceable, with significant barriers to entry.

The property offers stable in-place income with clear upside through improved marketing and operations, while also presenting as a lifestyle and legacy investment—blending a high-value lakefront holding with an established, income-producing business in a supply-constrained market.



## Key Features

Established waterfront RV resort with diversified income streams

Strong seasonal demand driven by tourism and regional draw

Limited competing waterfront supply supporting long-term value

Opportunity to increase revenue through improved marketing and operations

Growing investor demand for lifestyle and experiential real estate assets

## Investment Highlights



Prime waterfront resort opportunity within a high-demand recreational market



Established income supported by RV sites, cabins, marina and ancillary revenue



Unique lifestyle investment combining lakefront living with income generation and opportunity to increase occupancy and nightly rental exposure



Strategically located between Vancouver and Calgary with strong regional draw



Limited supply of comparable waterfront assets with significant barriers to entry



Flexible positioning for continued resort use or repositioning

# The Property



White Lake Fishing Resort is a purpose-built seasonal RV resort with integrated cabins, lodge accommodations, and marina infrastructure, including a spacious lakefront lodge that accommodates up to 15 guests, making it ideal for group stays, family gatherings, and premium rental opportunities.

The asset supports both recurring seasonal occupancy and higher-margin short-term rentals, providing income stability alongside upside potential.

Direct lake access, marina services, and the property's unique positioning as the only fuel service provider on the lake create a strong experiential offering that drives repeat visitation and customer loyalty.



## Location Overview

The property is situated within the Columbia–Shuswap Regional District, benefiting from proximity to Salmon Arm, Kamloops, and Kelowna, as well as a strategic location between Vancouver and Calgary, with drive times of approximately 33 minutes to Salmon Arm, 69 minutes to Kamloops, and 111 minutes to Kelowna. The Shuswap region is a well-established recreational destination known for strong summer tourism, lake-based activity, and growing interest from both domestic and out-of-province visitors.

White Lake is considered one of the region's best-kept secrets, offering a quieter, more relaxed environment compared to the larger, busier lakes nearby. It is widely regarded as one of the top trout fishing lakes in British Columbia while also supporting boating and a full range of recreational activities.

## Salient Facts

**Civic Address** 2866 White Lake Road, Sorrento, BC

**Site Area** 6.51 Acres

**Number of Sites** 49 (38 RV, 10 cabins, 1 lodge)

**Zoning** Waterfront Commercial

**Asset Type** Campground / RV Resort

**Stabilized NOI** Estimated at \$205,492



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