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REDUCED ASKING PRICE

Multi-Family Lots at Shadow Mountain

A portfolio of prime development land in the heart of the East Kootenays

Cranbrook | British Columbia

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Executive *Summary*

The Opportunity

Multi-Family Lots at Shadow Mountain

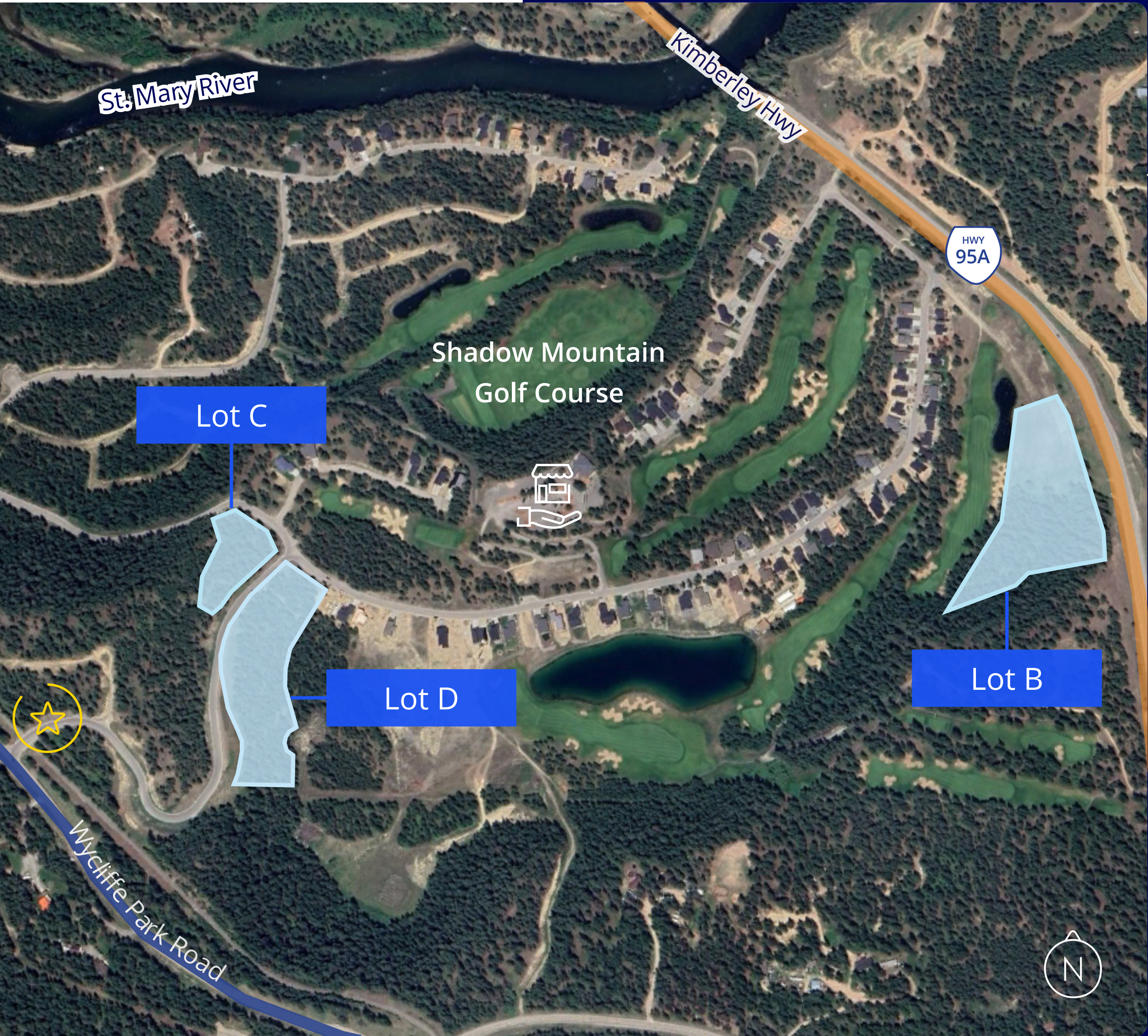
Colliers International is pleased to present the sale offering of three zoned multi-family development sites in the heart of British Columbia's East Kootenays.

The portfolio of multi-family lots available at Shadow Mountain provides exceptional development potential adjacent to the highly acclaimed Shadow Mountain Golf Course. With three parcels totaling over 11-acres, this portfolio represents an opportunity for a developer/builder to acquire serviced development sites that are zoned and ready for world-class multi-family dwellings.

The three sites, collectively, can accommodate up to 410 dwelling units, although a prudent developer may choose to develop to lower densities based on market and site conditions.

Located just minutes from the Airport of the Rockies and within the city limits of Cranbrook, these desirable sites are situated in the comprehensive Shadow Mountain community that also includes the 18-hole championship Shadow Mountain Golf Course designed by Cooke Carleton International Golf Architects. This spectacular golf course anchors the Shadow Mountain community, but it is only one of many amenities available to future residents including world-class fly fishing, nearby downhill skiing and much, much more.

The three multi-family sites are offered as a package, but the owner may consider the sale of individual sites. Please contact us for further details.



Investment Highlights

Development Status:

Paved roads connect these parcels that sit vacant and moderately treed with servicing to the lot lines. The three parcels total 11.18 acres, providing an excellent building opportunity for highly coveted multi-family construction in a world class setting.

LOT	CIVIC	ACRES	Future Development
B	277 Shadow Mountain Blvd	5.20	159 residential units could be supported
C	100 Plateau Place	1.41	57 residential units could be supported
D	109 Shadow Mountain Blvd	4.57	194 residential units could be supported



Access Point: All lots have servicing to the lot line and are accessed via **West Entry Road** - a paved municipal road that connects the Wycliffe Park Road, (off the Kimberley Highway) to the Shadow Mountain community.



Shadow Mountain Golf Course Club House

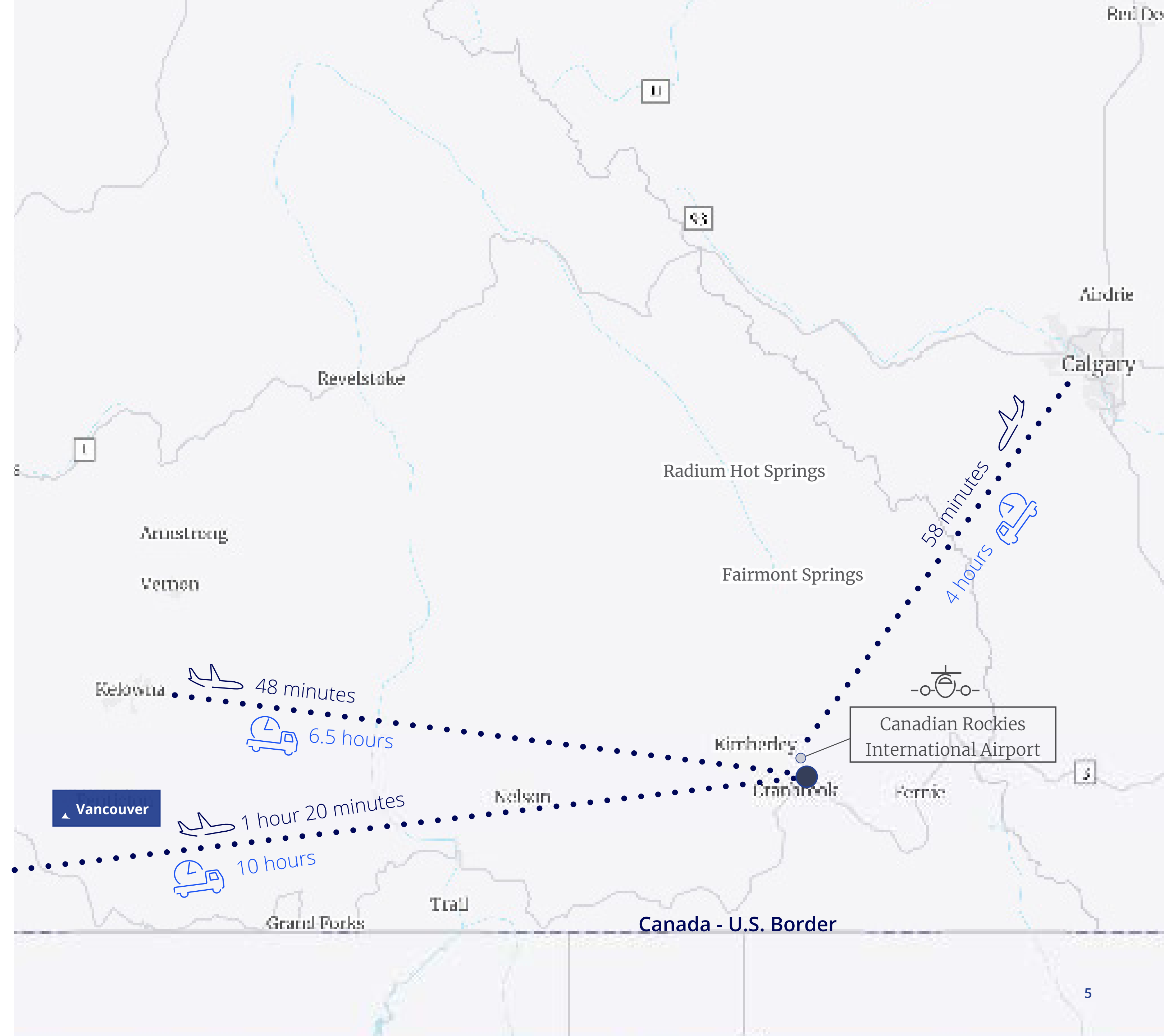
Area Overview

Tucked away in Southeast British Columbia, the Kootenays are a quiet oasis full of charming towns, villages and small cities. If you're looking to get away from big urban centres and enjoy year-round outdoor adventures, Cranbrook could be the perfect place to call home.

The largest urban centre in the East Kootenays, Cranbrook combines the best of small town living and city life. The city has all major essentials in terms of shopping, education and healthcare, and is about a 3.5 hour drive from Lethbridge, AB and a little more than 4 hours from Calgary, AB.

Cranbrook offers plenty of opportunities for recreation, including an aqua centre, arena, and access to many nearby parks and mountains.

Shadow Mountain is only 5 minutes from the Canadian Rockies International Airport (YXC) which provides daily scheduled flights to and from Vancouver and Calgary and caters to more than 135,000 passengers every year.

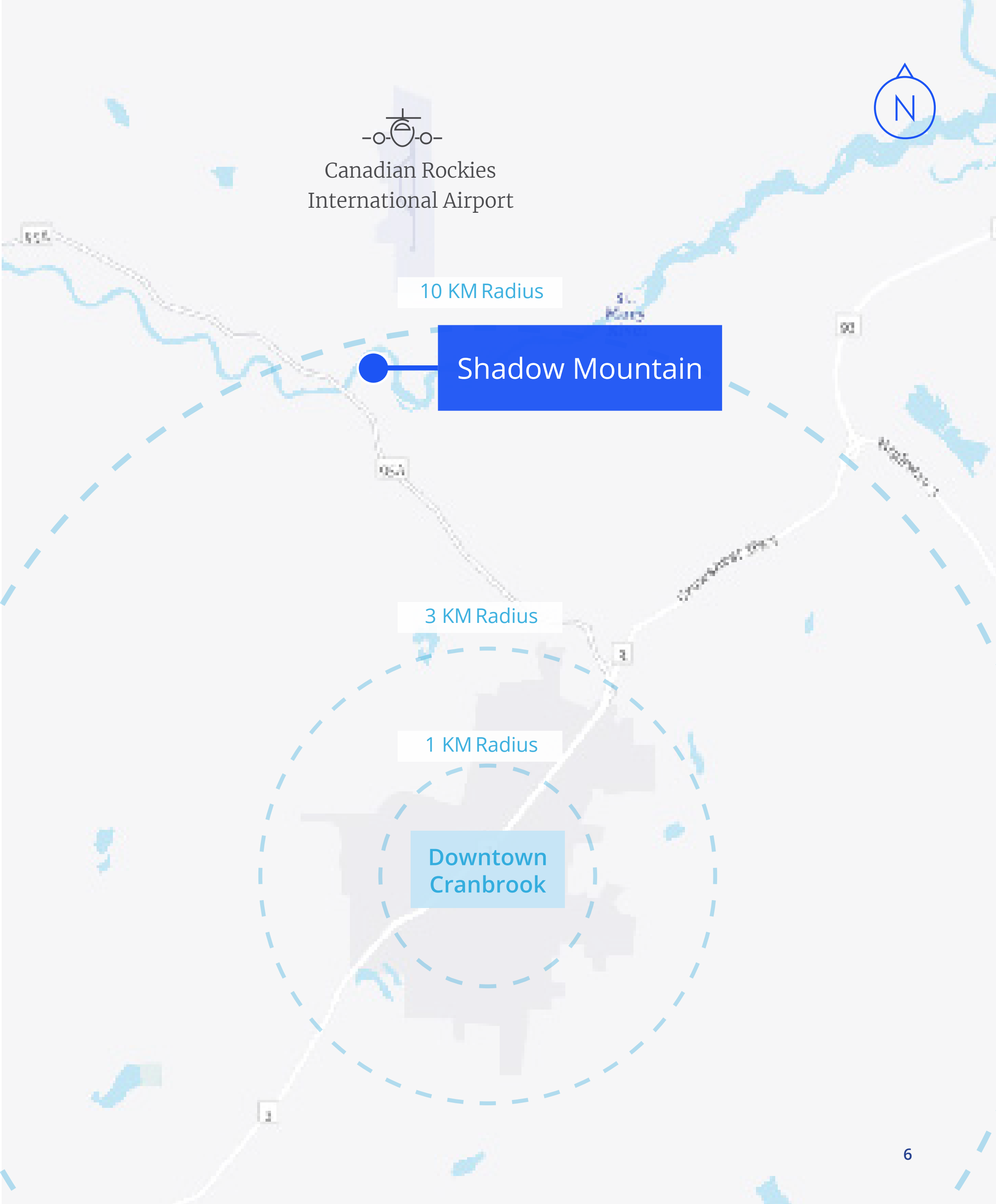


Community Overview

Cranbrook is the largest urban centre in the Kootenay Region: A meeting point of culture, cuisine, stunning scenery and sports for every season. Mountain views, endless trails, alpine lakes and hidden waterfalls are all in a short drive from Cranbrook. All you need to bring is your sense of exploration.

Cranbrook Demographics (2022)

Population		Average Household Income		Median Age	
.....		
1 ^{KM}	3,906	1 ^{KM}	\$ 89,031	1 ^{KM}	43.7
3 ^{KM}	19,408	3 ^{KM}	\$108,339	3 ^{KM}	44.3
10 ^{KM}	4,534	10 ^{KM}	\$122,857	10 ^{KM}	48.2
Workforce Population		Employment Rate			
.....				
1 ^{KM}	2,146	1 ^{KM}	93.4%		
3 ^{KM}	10,489	3 ^{KM}	94.6%		
10 ^{KM}	2,374	10 ^{KM}	94.0%		



Going the Distance

Golf Courses

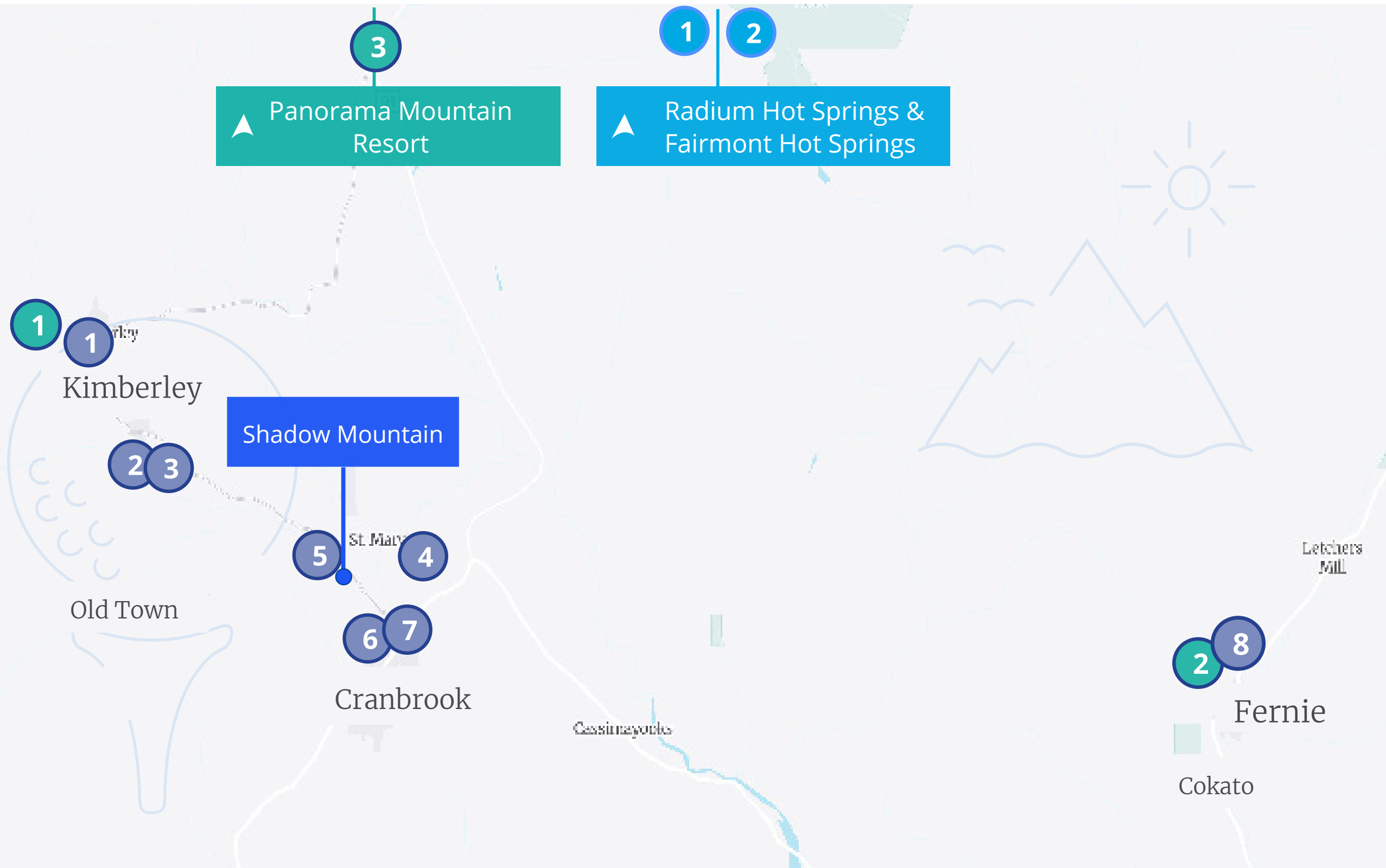
- | | |
|------------------------------|--------------------------------|
| 1. Trickle Creek Golf Resort | 5. Shadow Mountain Golf Course |
| 2. Kimberley Golf Club | 6. Wildstone Golf Course |
| 3. Bootleg Gap | 7. Mission Hills Golf |
| 4. St. Eugene Mission | 8. Fernie Golf Club |

Ski Resorts

1. Kimberley Mountain Resort
2. Fernie Alpine Resort
3. Panorama Mountain Resort

Hot Springs

1. Radium Hot Springs
2. Fairmont Hot Springs



360° of Unfiltered
Nature



The Shadow Mountain Community

The Shadow Mountain community has three distinct components under differing stages of development and occupancy. The Residences at Shadow Mountain is the original single family subdivision in the community located on the west side of the neighbourhood and focused on the popular Shadow Mountain Golf Course. The Residences at Shadow Mountain generally consists of smaller residential lots ranging from 5,000 to 10,000 square feet in size.

The second portion of the Shadow Mountain Community is River Valley Estates. This subdivision is located on the east side of Highway 95A and generally consists of quarter acre strata lots and some multi-family townhouse style development.

The Estates at Shadow Mountain is comprised of larger “estate” sized freehold lots offering outstanding views, privacy and extensive amenities. The Estates at Shadow Mountain offers the market the choice of larger freehold lots, spectacular views and direct access to the St. Mary River.

The multi-family sites represented in this offering are located in the “Residences” portion of the Shadow Mountain Community near the Shadow Mountain Clubhouse and focused on the golf course.



Salient *Facts* | 100 Plateau Place

Legal Description

Lot 5 and an Undivided 25/918 share in Lot 1, District Lot 5267 Kootenay District Plan EPP4579
PID: 028-118-499

Parcel Area

1.41 acres | 0.57 hectares

Access Point

Via West Entry Road - a paved municipal road that connects Wycliffe Park Road (off Kimberley Hwy) to the Shadow Mountain community.

Zoning

CD-3 (Shadow Mountain Comprehensive Development Zone)

Comments

- Municipal Servicing infrastructure in place
- Could support as many as 57 multi-family units

Asking

~~\$225,000~~ **\$180,000**



100 Plateau Place is 1.41 acres (0.57 hectares) in size and could support as many as 57 multi-family residential units.

The CD-3 Shadow Mountain Comprehensive Development zoning provides guidance on density and land-use within the community. Lot C is designated to accommodate 100 dwelling units per gross hectare.

Salient *Facts* | 109 Shadow Mountain Boulevard

Legal Description

Lot 6 and an undivided 125/918 share in Lot 1,
District Lot 5267 Kootenay District Plan EPP4579
PID: 028-118-511

Parcel Area

4.57 acres | 1.85 hectares

Access Points

Via W Entry Road - a paved municipal road that connects Wycliffe Park Road (off Kimberley Hwy) to the Shadow Mountain community.

Zoning

CD-3 (Shadow Mountain Comprehensive Development Zone)

Comments

- Municipal Servicing infrastructure in place
- Could support as many as 194 multi-family units

Asking

~~\$780,000~~ **\$670,000**



109 Plateau Place is 4.57 acres (1.85 hectares) in size. Based on CD-3 zoning, the size can accommodate 105 dwelling units per gross hectare, so up to 194 multi-family units in this case.

The form and density of development can vary based on the provision of amenities, underground parking, and other provisions. Of course, lower density multi-family and cluster style development is also possible.

Salient *Facts* | 277 Shadow Mountain Boulevard

Legal Description

Lot 7 and an undivided 100/918 share in Lot 1,
District Lot 5267 Kootenay District Plan EPP4579
PID: 028-118-529

Parcel Area

5.2 acres | 2.1 hectares

Access Points

Via W Entry Road - a paved municipal road that connects Wycliffe Park Road (off Kimberley Hwy) to the Shadow Mountain community.

Zoning

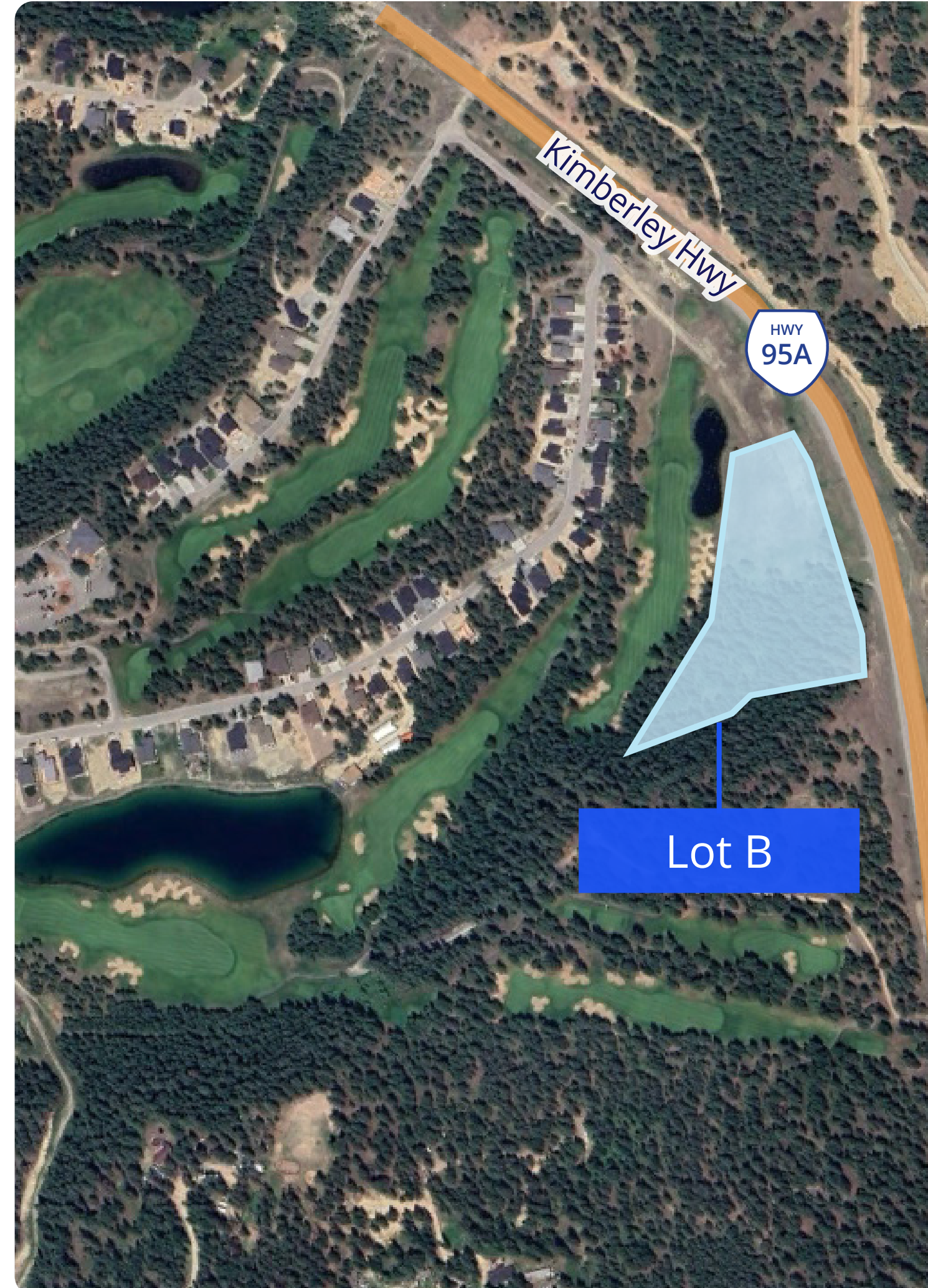
CD-3 (Shadow Mountain Comprehensive Development Zone)

Comments

- Municipal servicing infrastructure in place
- As many as 159 multi-family units

Asking

~~\$890,000~~ **\$750,000**



277 Shadow Mountain Boulevard is 5.2 acres (2.1 hectares). The site is tucked below the Kimberley Highway and offers exceptional topography and excellent views of the second hole of the golf course. Under the CD-3 Zoning designation on the site is permitted to accommodate 76 dwelling units per gross hectare.

Like all three of these sites, approved uses include townhouses, apartments, cluster homes and accessory uses. This site could accommodate up to 159 residential units but a builder/developer could choose to develop fewer, more exclusive homes.

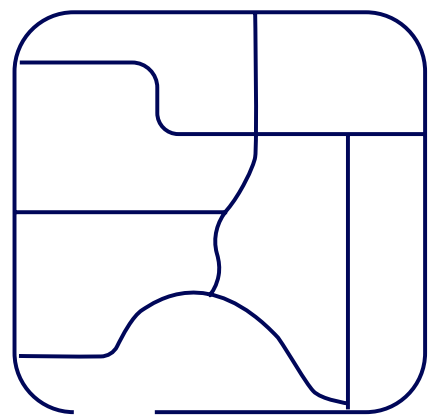
Zoning *Overview*

Comprehensive Development Zone 3

Development in the Shadow Mountain community is governed under the provisions of the Comprehensive Development Zone 3: CD-3 Shadow Mountain schedule in the City of Cranbrook's Zoning Bylaw No. 3977, 2019.

The CD-3 zoning schedule is intended to facilitate land use and development in this premium, comprehensively planned community. The CD-3 zoning schedule contains several land use designations. The subject lands are specifically intended to be designated Multi-Family Development District.

Under the CD-3 zoning, parcels B, C, and D are designated to accommodate 76, 100 and 105 dwelling units per hectare, respectively. A developer/builder could choose to develop lower multi-family density depending on site and market conditions.



Multi-Family Portfolio at Shadow Mountain



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