

526 HIGHWAY 97A, SICAMOUS
HIGH PROFILE DEVELOPMENT SITE

**FOR
SALE**



WILLIAM | WRIGHT

Commercial Real Estate Services



CINDY DERKAZ
cindy@cindyderkaz.ca
250.832.9997

MARIANNE DECOTIIS
PERSONAL REAL ESTATE CORPORATION
marianne@williamwright.ca
236.425.1617



**Medium Density
Development Site**



**Access to Mara and
Shuswap Lake**



**Housing demand in
Sicamous**

OVERVIEW

First time on the market a high profile medium density development site on Highway 97A in Sicamous BC. The property is flat, treed and no creeks with options to be re-developed into a mobile home park, condos, or townhomes. The District of Sicamous is in support of more housing and the District of Sicamous has a “can do” welcoming attitude for business and development. Located one block from public boat launch into Mara and Shuswap Lake and a quick drive to downtown Sicamous. This property presents a unique opportunity to rent out a custom renovated 1620 sq ft. home (2 bedroom, 2.5 bath) while planning the future development of the almost five-acre parcel.

**526 HIGHWAY 97A
SICAMOUS**



SIZE

+/- 4.88 Acres

ZONING

R1/R2

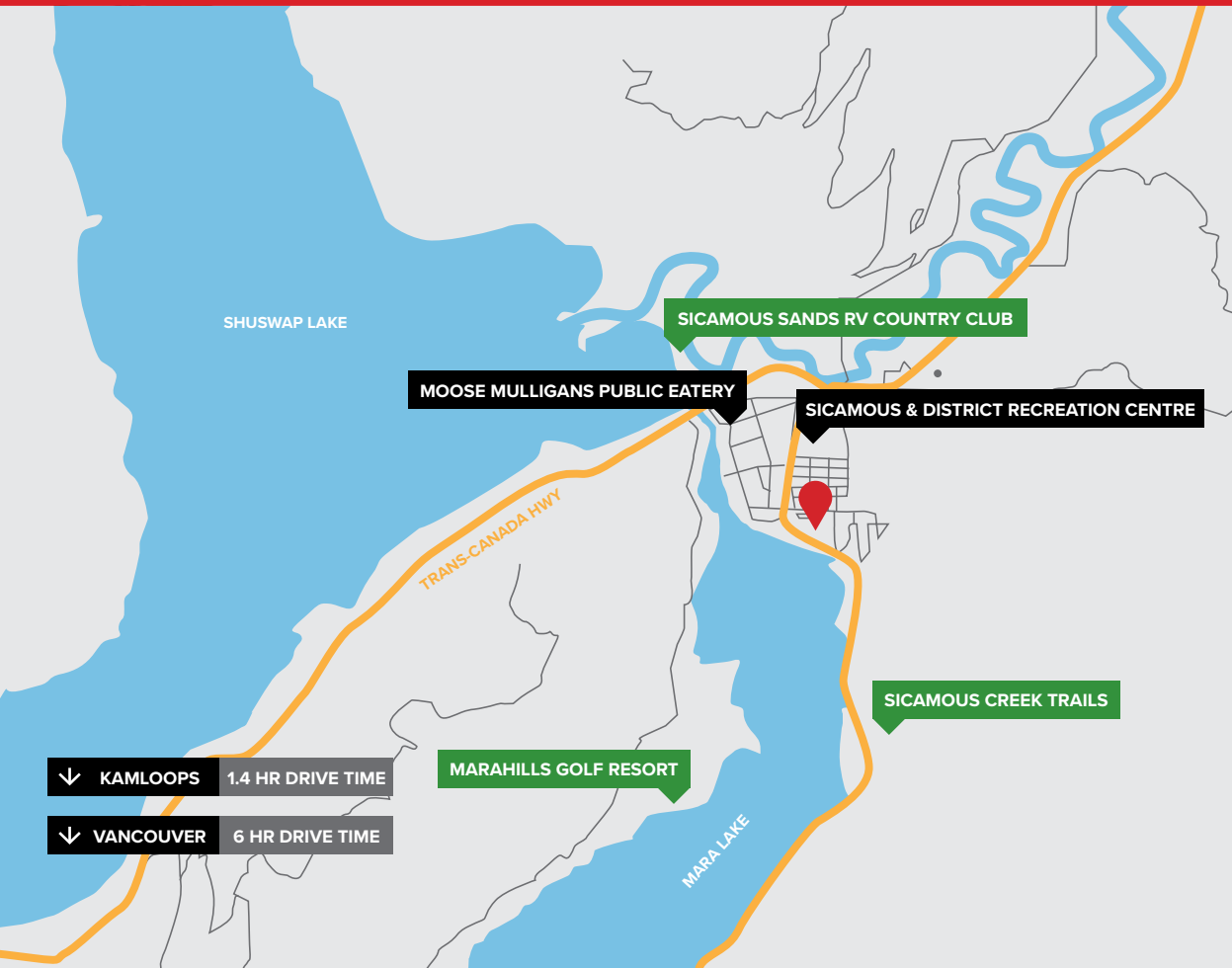
PID

010-389-067

PRICE

\$1,450,000





LOCATION

Sicamous, a rapidly growing small town, located approximately halfway between Vancouver and Calgary on Mara and Shuswap Lakes, is famous for its 4-season recreational opportunities: from summer fun boating, golfing, fishing, swimming, paddleboarding, beaches to hiking, biking, and walking trails to hunting, sledding, skiing, and snowshoeing. It is attracting both retirees looking for a relaxed lifestyle and families who want to live in a tight knit friendly community and less than 1.5 hours to Kelowna International Airport.

FOR MORE INFORMATION CONTACT



MARIANNE DECOTIIS
PERSONAL REAL ESTATE CORPORATION
marianne@williamwright.ca
236.425.1617



CINDY DERKAZ
cindy@cindyderkaz.ca
250.832.9997

Royal LePage Access Real Estate
2-551 Trans Canada Hwy NE, Salmon Arm