425 MAIN STREET, SICAMOUS

PRIME RETAIL UNITS WITH MAIN STREET FRONTAGE

FOR LEASE



WILLIAM | WRIGHT

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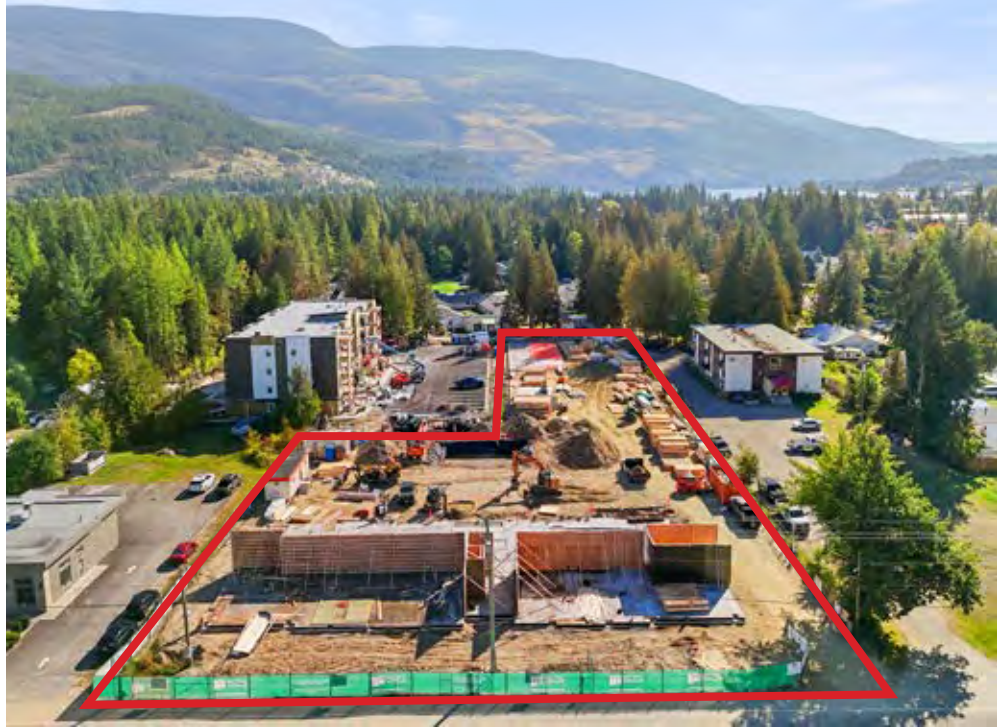


Up to 7 Ground Floor Retail Units For Lease

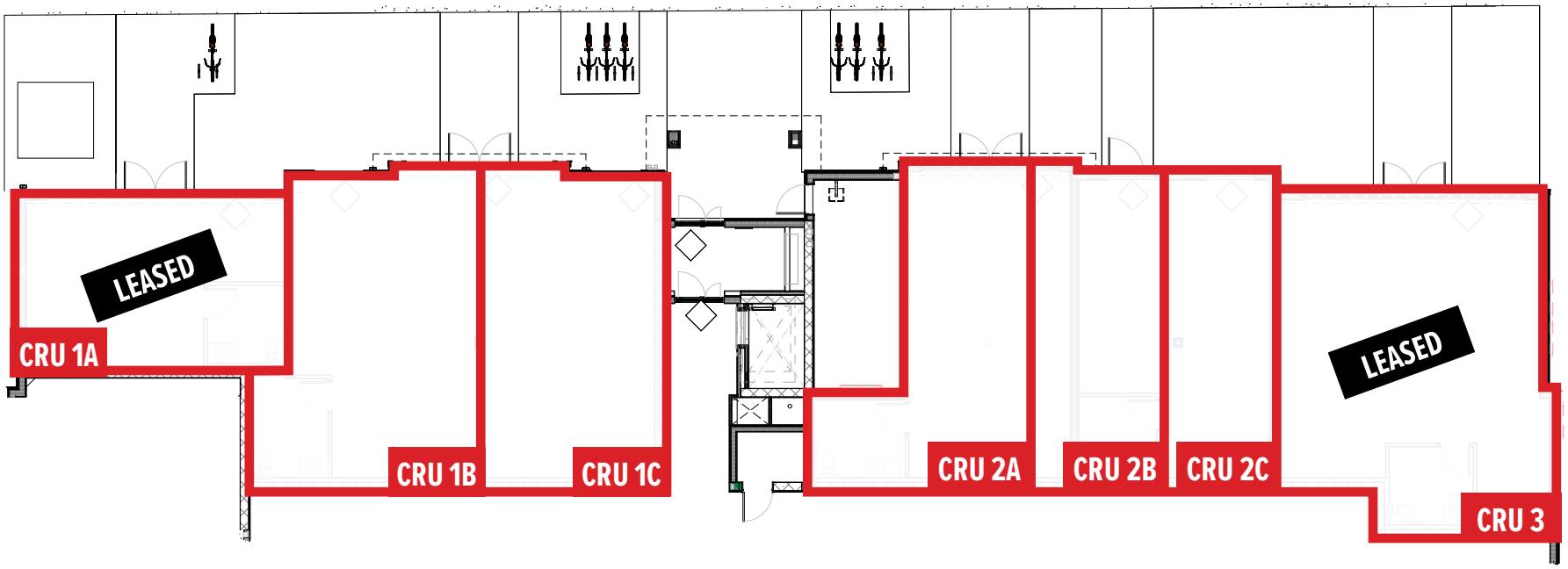
Edgewater is the new, mixed-use, centerpiece development located at 425 Main Street in the heart of Sicamous, BC.

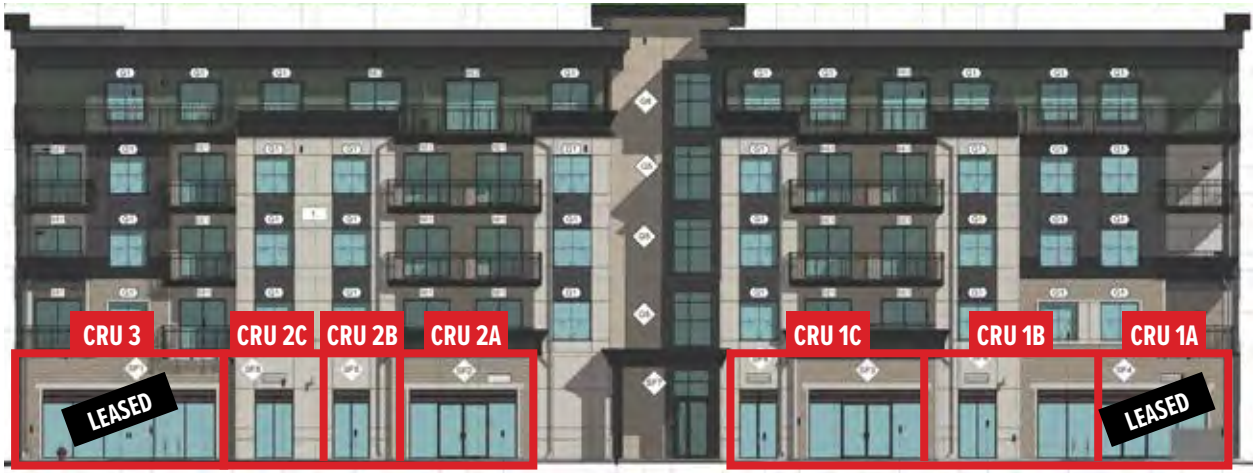
The property will offer up to 7 retail units the direct Main Street frontage ranging in size from 353 square feet to up to 1,233 square feet of adaptable commercial space. The units are intended to seamlessly integrate with the streetscape and promote walkable/bikeable urbanism, and can cater to a variety of businesses, including food, personal, medical, and professional services. The exterior facade and landscaping plans provide excellent exposure, are pedestrian friendly, with ample onsite parking available for customers and tenants.

Longterm storage units, including 6 private garages are also available for tenants, residents, and visitors in this growing resort community.




CRU 3
CRU 2C
CRU 2B
CRU 2A
CRU 1C
CRU 1B
CRU 1A
LEASED
LEASED


LEASED
CRU 1A
CRU 1B
CRU 1C
CRU 2A
CRU 2B
CRU 2C
LEASED
CRU 3



MAIN ST

LONGTERM STORAGE UNITS, INCLUDING 6 PRIVATE GARAGES









Project Highlights

Excellent retail exposure and frontage

Units sizes ranging from 353–1,233 square feet

Designated commercial parking for staff and clients

Additional storage and garage space available

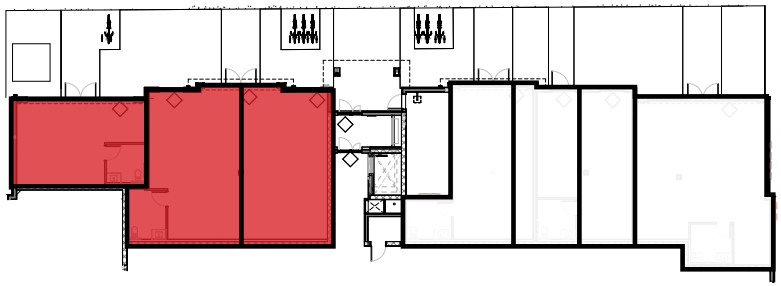
Located at the intersection of two major highway routes, Trans-Canada Hwy and Hwy 97A

CRU 1

Up to +/- 1,167 SF

Unit	Size	Basic Rent*	Additional Rent	Gross Rent**
~~CRU 1A~~	~~± 414 SF~~	LEASED		
CRU 1B	± 655 SF	$28.78/SF	$4.93 (est)	$1,840.00 + GST
CRU 1C	± 512 SF	$28.78/SF	$4.93 (est)	$1,438.29 + GST
CRU 1B & 1C	± 1,167 SF	$25.78/SF	$4.93 (est)	$2,986.55 + GST

*Landlord improvement packages available and amortized over the term.
**Gross Rent Monthly includes Base Rent and Additional Rent and excludes GST and utilities.



Each Unit Includes

— Approx. 13' Ceiling Heights

— Window Glazing

— One Front Entry Door

— Perimeter Drywall (Patched, Sanded, and Ready For Paint)

— Heating and Air-Conditioning Unit

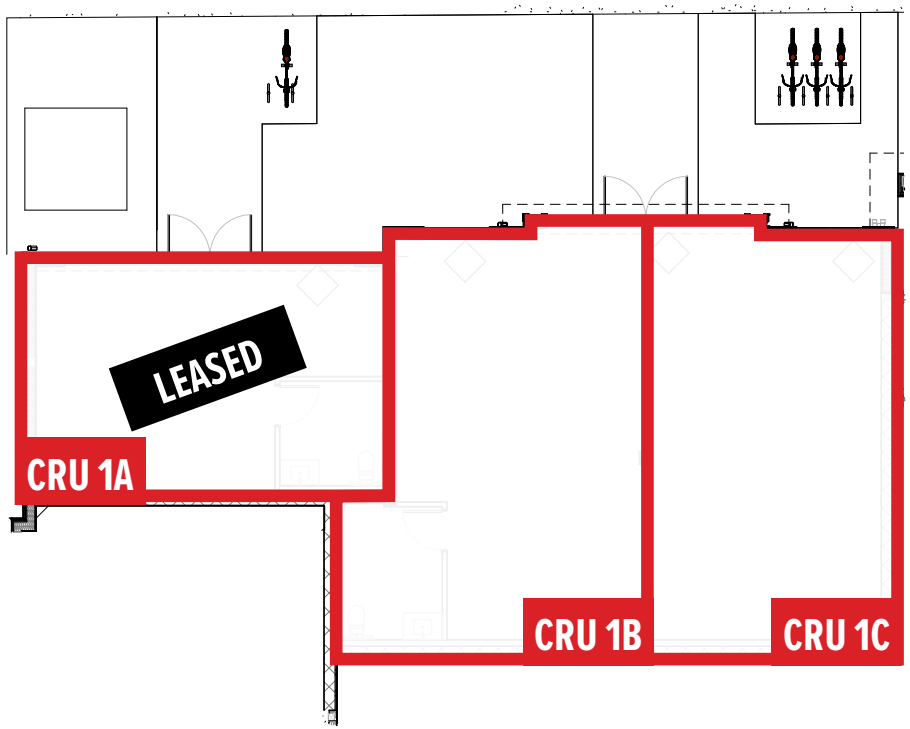
— One 2 Piece Wheelchair Accessible Washroom

— 4" Sanitary Line

— 1.5" Water Line (TBA)

— Base Building Sprinkler Grid

— Concrete Flooring

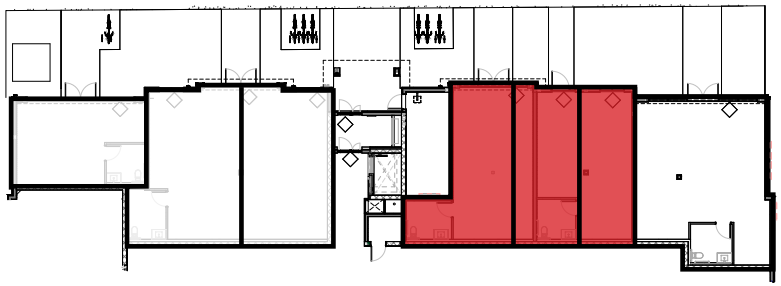


CRU 2

Up to +/- 1,233 SF

Unit	Size	Basic Rent*	Additional Rent	Gross Rent**
CRU 2A	± 452 SF	$29.78/SF	$4.93 (est)	$1,307.41 + GST
CRU 2B	± 428 SF	$29.78/SF	$4.93 (est)	$1,237.99 + GST
CRU 2C	± 353 SF	$29.78/SF	$4.93 (est)	$1,021.05 + GST
CRU 2A, 2B, 2C	± 1,233 SF	$24.78/SF	$4.93 (est)	$3,052.70 + GST

*Landlord improvement packages available and amortized over the term.
**Gross Rent Monthly includes Base Rent and Additional Rent and excludes GST and utilities.



Each Unit Includes

— Approx. 13' Ceiling Heights

— Window Glazing

— One Front Entry Door

— Perimeter Drywall (Patched, Sanded, and Ready For Paint)

— Heating and Air-Conditioning Unit

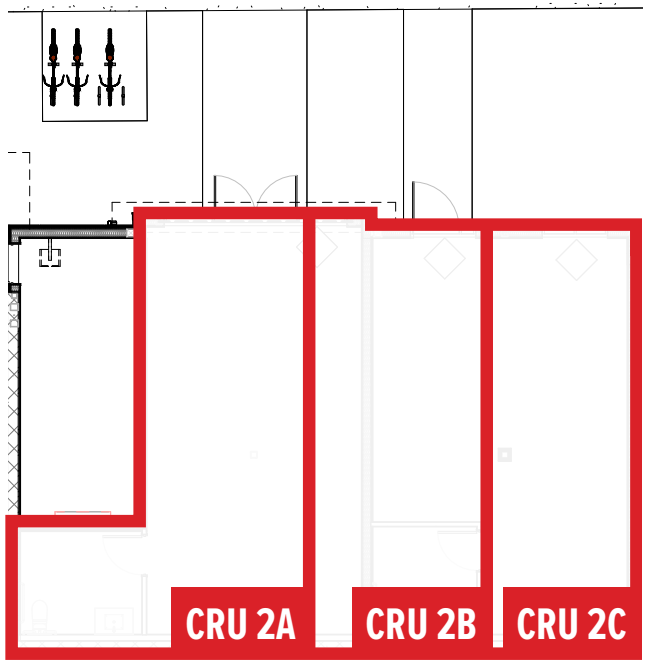
— One 2 Piece Wheelchair Accessible Washroom

— 4" Sanitary Line

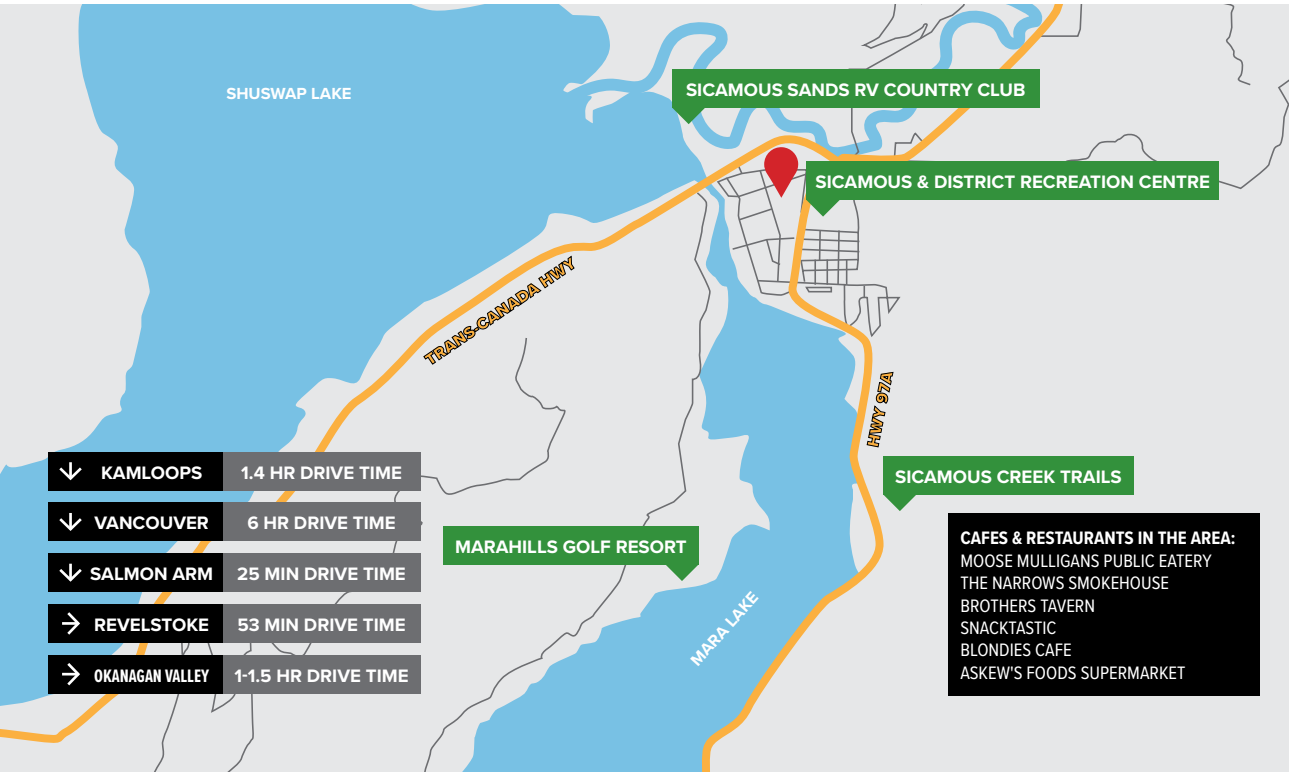
— 1.5" Water Line (TBA)

— Base Building Sprinkler Grid

— Concrete Flooring







Sunny Sicamous

The District of Sicamous is a premier four-season resort community strategically located at the intersection of the Trans-Canada Highway and Highway 97A, connecting travelers from the Lower Mainland and neighbouring Alberta to the highly sought-after destinations of the Shuswap and Okanagan regions. This prime positioning ensures consistent exposure to both destination tourists and passing highway traffic.

Location & Connectivity

Conveniently situated at the convergence of two major transportation corridors, Sicamous serves as a natural gateway for regional travel and tourism. Its proximity to key surrounding communities enhances both accessibility and appeal:

Salmon Arm – approximately 25 minutes

Revelstoke – approximately 45 minutes

Okanagan Valley – within 1 to 1.5 hours

This central location allows visitors and residents alike to access a broader range of recreational, cultural, and commercial amenities while maintaining Sicamous as a primary destination point.







Tourism & Lifestyle Appeal

Sicamous offers a wide range of attractions and recreational opportunities driven by its immediate access to both Shuswap Lake and Mara Lake—two of British Columbia's most desirable freshwater destinations.

This strong tourism foundation has supported the evolution of a diverse and vibrant service industry, including restaurants, cafés, marine services, and other tourism-oriented businesses. The local economy is heavily influenced by tourism, with businesses benefiting from both destination visitors and high volumes of seasonal traffic.

Seasonal Population & Economic Strength

While Sicamous maintains a permanent population of approximately 2,600 residents, it experiences a significant seasonal influx, with the population reaching nearly 10,000 people during peak summer months.

This surge is driven by vacationers, second-home owners, houseboat and marina tourism, and highway travelers en route to the Okanagan and Shuswap. The resulting population expansion creates strong seasonal demand for hospitality, food and beverage, and service-based commercial uses, supporting business volumes well above what is typical for a municipality of its size.



Sicamous Quick Facts

2,613
POPULATION

2
GOLF COURSES
MaraHills Golf Resort
Eagle River Golf & Country Club

40+
WALKING, HIKING, AND BIKING TRAILS

328
BUSINESSES



10,000
POPULATION DURING PEAK SEASON

Fun Activities in Sicamous

ATV
Birdwatching
Biking
Boating
Watersports
Camping
Climbing
Flying
Fishing
Golf
GeoTour
Hiking
Sledding
Snowshoeing

Invest in Sunnyside Sicamous

Sicamous offers a rare combination of small-town scale and high-volume seasonal demand, driven by one of British Columbia's most established recreational tourism markets. Its strategic highway exposure, proximity to two major lake systems, and ability to grow from approximately 2,600 residents to nearly 10,000 people during peak season position the community as a high-opportunity environment for tourism-oriented commercial investment and business growth.

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