

1403 VICTORIA ROAD, REVELSTOKE

STRATEGIC REDEVELOPMENT OPPORTUNITY

**FOR
SALE**



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THE OPPORTUNITY: 0.68-ACRE REDEVELOPMENT SITE IN REVELSTOKE

The Property is a premier redevelopment opportunity within one of British Columbia's most supply-constrained mountain markets. Comprising a highly visible 0.68-acre site positioned along the primary gateway into downtown Revelstoke, the property is one of the few remaining parcels of this scale and prominence available for future development. The site is improved with an existing 4,800 square foot building that can provide interim income or occupancy while redevelopment plans are advanced.

Zoned MU-3 (Mixed Use), the property offers exceptional flexibility to accommodate a wide range of commercial, residential, accommodation, and mixed-use development concepts, allowing purchasers to capitalize on Revelstoke's continued population growth, thriving tourism economy, and increasing demand for well-located real estate.

Featuring flat topography, excellent accessibility, and exceptional frontage along Victoria Road, the property provides an efficient and cost-effective development platform.

Its strategic location at the entrance to the downtown core ensures outstanding exposure to both local residents and the significant volume of visitors traveling through Revelstoke year-round. Opportunities to acquire a redevelopment site of this size, zoning flexibility, and strategic location are exceptionally rare. 1403 Victoria Road offers investors and developers the ability to create a landmark project in one of British Columbia's fastest-growing and most desirable destination communities.



0.68 ACRE SITE
WITH FLAT
TOPOGRAPHY



PERFECT FOR
MIXED-USE
OR HOTEL /
ACCOMMODATION
DEVELOPMENT





The site is improved with an existing **4,800 square foot building** that can provide **interim income or occupancy** while redevelopment plans are advanced.



SALIENT FACTS

LOT SIZE	+/- 0.68 Acres
BUILDING SIZE	+/- 4,800 SF
ZONING	MU-3 (Mixed-Use - Scenic Corridor)
PID	031-750-729
LEGAL DESCRIPTION	LOT 2 SECTION 34 TOWNSHIP 23 RANGE 2 WEST OF THE 6TH MERIDIAN KOOTENAY DISTRICT PLAN EPP120448
LAND USE DESIGNATION	Mixed Use
FAR	Multi-Unit Dwelling & Mixed-Use Buildings: 2.3 All Other Uses: 1.5
PROPERTY TAXES	\$25,336 (2025)
PRICE	\$1,650,000

MU3 ZONING USAGES & DEVELOPMENT REGULATIONS

Purpose

The purpose of this zone is to recognize the existing development pattern of commercial and residential uses within the scenic corridor along the City’s scenic corridor and facilitate new high quality development of mixed-use and higher density buildings. Minimal building setbacks with parking provided from the rear will provide a high-quality aesthetic along the scenic corridor over time.

Permitted Uses

Principal Uses

- (1) Animal clinic, minor
- (2) Automotive repair services, light
- (3) Cannabis retail sales
- (4) Distribution centre
- (5) Dog day care
- (6) Dwelling, multi-unit
- (7) Emergency and protective services
- (8) Entertainment centre
- (9) Equipment sales, rental, and repair services, light
- (10) Fitness centre
- (11) Indoor participant recreation services
- (12) Information centre
- (13) Mixed-use building
- (14) Office
- (15) Personal service establishment
- (16) Professional service establishment
- (17) Public assembly
- (18) Restaurant, dine-in
- (19) Retail store
- (20) Retail store, grocery

- (21) Retail store, pharmaceutical
- (22) Tourist accommodation
- (23) Vehicle sales and rental, light

Accessory Uses

- (24) Accessory building
- (25) Accessory dwelling unit
- (26) Accessory use
- (27) Bed and breakfast
- (28) Employee dwelling unit
- (29) Fruit and vegetable stand
- (30) Home based business, type I
- (31) Long term rental
- (32) Short term rental

Development Regulations

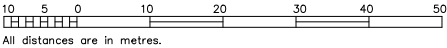
Regulation	Requirement
Density	
Maximum floor area ratio (multi-unit dwelling and mixed-use buildings)	2.3
Maximum floor area ratio (all other uses)	1.5
Minimum Principal Building Setbacks	
Front yard	3.0 m, except 1.0 m when all parking is provided to the rear of the principal building
Rear yard	3.0 m
Side yard	0.0 m, except 3.0 m when abutting a Residential (R) zoned lot
Flanking side yard abutting a street	1.5 m
Principal Building Height	
Maximum building height	13.0 m for mixed-use building or multiunit dwelling, 10.0 m for all other
Lot Coverage	
Maximum lot coverage (building)	60%
Maximum lot coverage (imperviousness surface coverage)	65%



1403 VICTORIA ROAD, REVELSTOKE

SITEPLAN

BCGS 82M.009



The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:500

— Contour interval is 0.5m

Elevations are geodetic and are derived from Natural Resource Canada's PPP GNSS processing services.
Vertical datum used: CGVD28 (HTV2.0)

Civic Address: 1403 and 1407 Victoria Road

List of documents registered on title which may affect the location of improvements:
none

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retaining wall

power line

break top

break toe

gutterline

curb

sidewalk

Fire Hydrant

catch basin

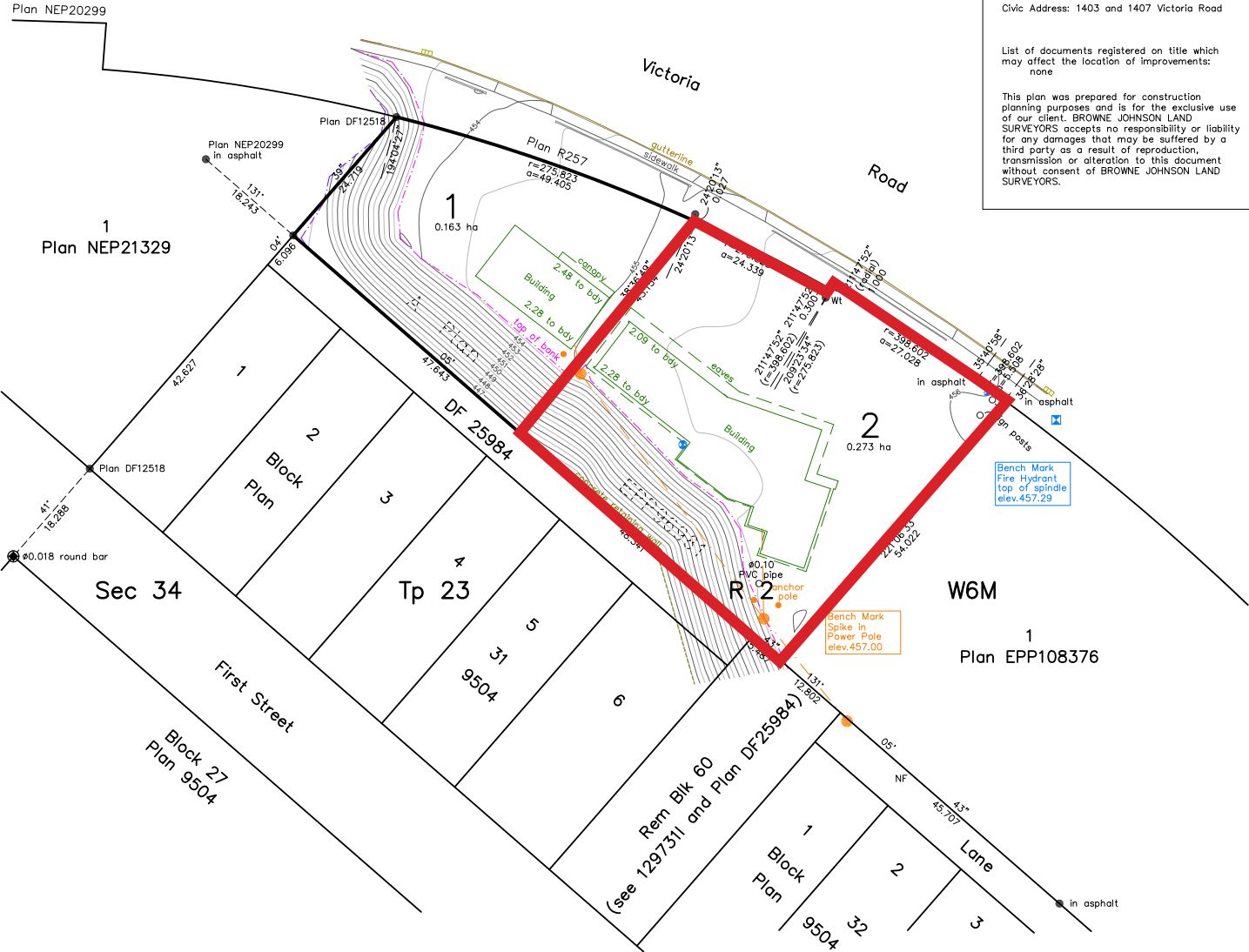
sign post

curb stop

power pole

anchor

water valve



City of Revelstoke Zoning: Victoria Road Commercial District (C6)

LEGEND

- Standard Iron Post Found (OIP)
- Non-Standard Iron Post Found
- Wt Denotes Witness
- NF Denotes Nothing Found
- Fd Denotes Found

Note: This plan shows one or more witness posts which are not set on the true corner(s)

Dimensions are derived from Plan EPP96981

Revelstoke Quick Facts



8,275
POPULATION (2025)*



9.4%
POPULATION GROWTH



237
BUSINESSES**



7
LOCAL NEIGHBOURHOODS
DOWNTOWN, BIG EDDY, COLUMBIA
PARK, FARWELL, SOUTHSIDE,
ARROW HEIGHTS, REVELSTOKE
MOUNTAIN RESORT



DOWNTOWN REVELSTOKE
5 MIN DRIVE



REVELSTOKE AIRPORT (YRV)
10 MIN DRIVE



REVELSTOKE MOUNTAIN RESORT
10 MIN DRIVE

*Based On Census 2021 / **With Employees



47,828

**VISITOR
INFORMATION
CENTRE VISITS**

UP FROM 21% FROM
PREVIOUS YEAR

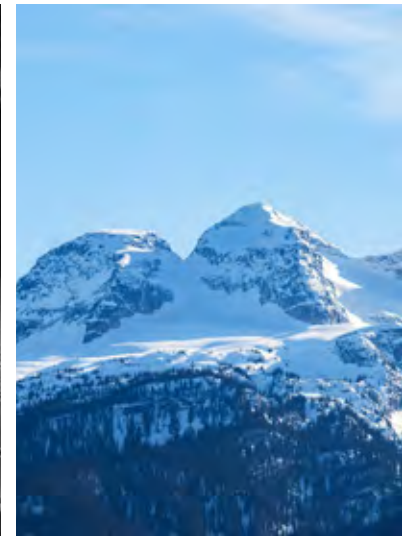
REVELSTOKE: TOURISM HUB FOR OUTDOOR RECREATION & STUNNING MOUNTAIN VIEWS

Revelstoke is one of British Columbia's premier mountain destinations, renowned for its year-round tourism, exceptional outdoor recreation, and strong local economy. Situated along Victoria Road—the primary gateway into the downtown core—1403 Victoria Road benefits from outstanding visibility and convenient access for both residents and the steady flow of visitors travelling through the city. The property is surrounded by an established mix of commercial services, restaurants, accommodations, and residential neighbourhoods, while being just minutes from downtown, the Revelstoke Mountain Resort, and the Trans-Canada Highway. This highly accessible location positions the site to capitalize on Revelstoke's continued population growth, expanding tourism sector, and increasing demand for new mixed-use development.



Things To Do In Revelstoke

- | | | |
|-----------------|----------------------------|----------------------|
| YOGA & SPA | GOLFING | SNOWMOBILING |
| NATIONAL PARKS | WATER SPORTS | BREWING & DISTILLING |
| HIKING | FISHING | FOOD & DRINK TOURS |
| MOUNTAIN BIKING | REVELSTOKE MOUNTAIN RESORT | |
| DIRT BIKING | HELI & CAT SKIING | |
| FLYING | BACKCOUNTRY TOURING | |
| ROCK CLIMBING | | |



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