



901 & 907 TRANS- CANADA HWY FRONTAGE RD

Sicamous, BC

LEASING BROCHURE

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PROJECT SUMMARY

Situated in the Columbia-Shuswap region of British Columbia, Sicamous is a popular year round tourist destination. The market serves as a vital midpoint connecting Salmon Arm and Vernon through to Revelstoke. Beyond tourism, non-discretionary industries like forestry, agriculture and transportation play integral roles in driving the local economy.

Anchored by Dairy Queen, the project is strategically positioned along Highway 1 with great highway visibility and is located next to Chevron and A&W on the adjacent site creating a unique and desirable synergy among the cotenancy. This prime location is perfectly designed for food users with ample power and HVAC existing within the units.

- Average Household Income: \$98,751
- All turns access leading into site directly from highway
- Over 225 ft of linear frontage to Highway 1



DETAILS

⊕ Available Size: Up to 2,409 SF

⊕ CRU 1: 1,254 SF

⊕ CRU 2: 1,155 SF

⊕ Available: Immediately

⊕ Base Rent: Contact Listing Agent

⊕ Commercial Parking: 40 Parking Stalls

⊕ Additional Rent: \$6.00 PSF (est.)

⊕ Frontage: Over 225 ft of Frontage facing Highway 1

AREA TENANTS

Tim Hortons



fruit world

SUBWAY



DEMOGRAPHICS

Drive Time	5 MIN	10MIN
2024 Population	2,663	3,285
2029 Populations Projections	2,870	3,525
2024 Average HH Income	\$98,751	\$96,729
2029 Average HH Income Projections	\$116,016	\$113,706

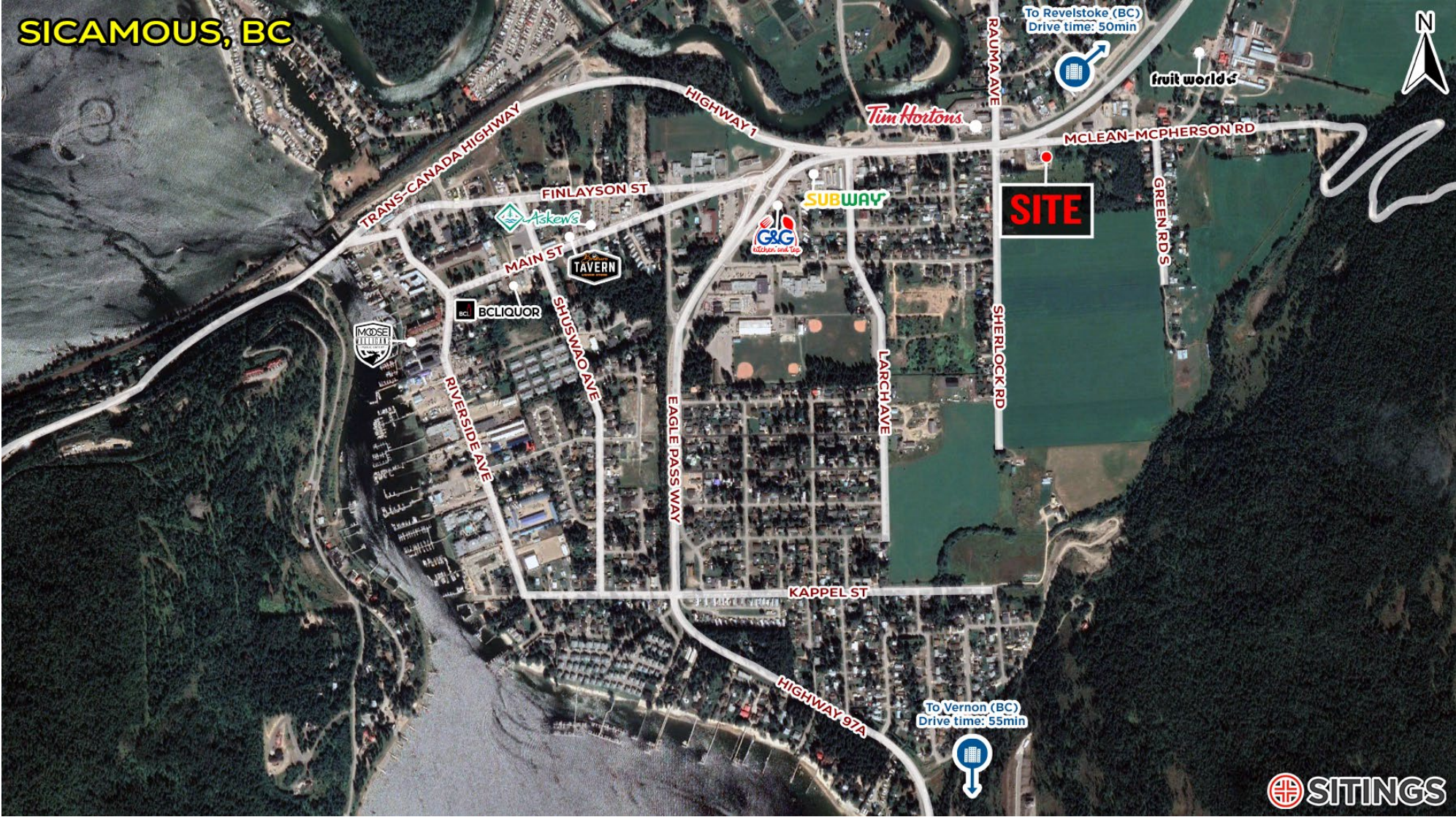
CONTACT

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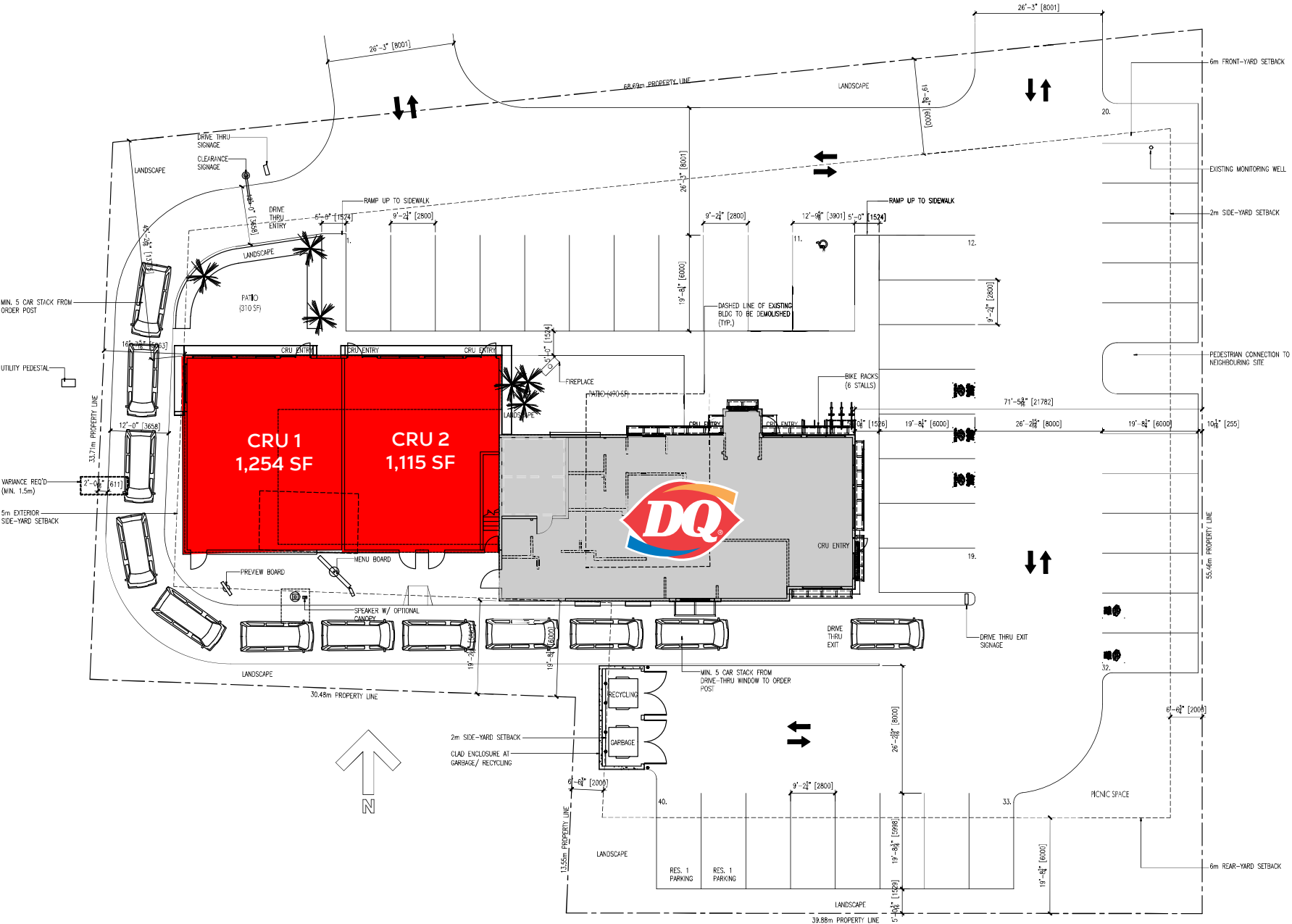
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AERIAL



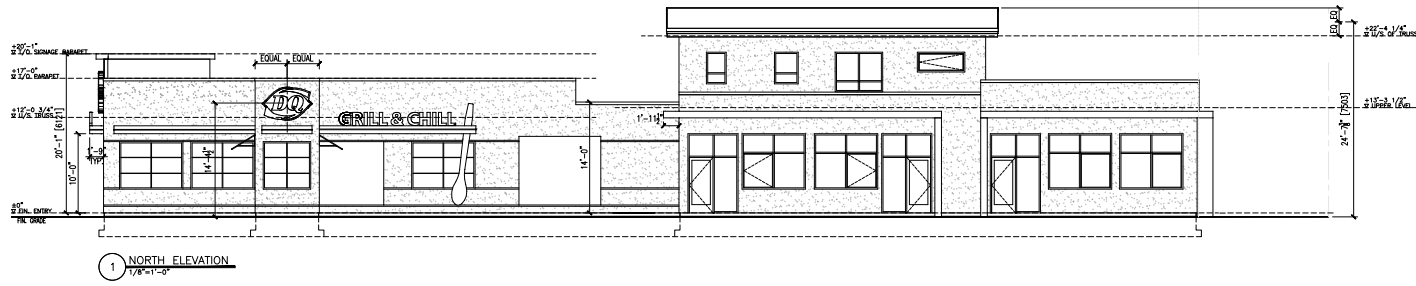
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SITE PLAN

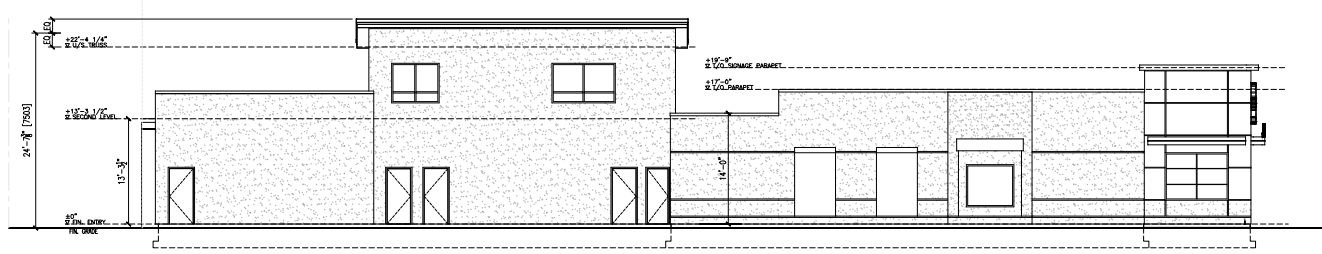


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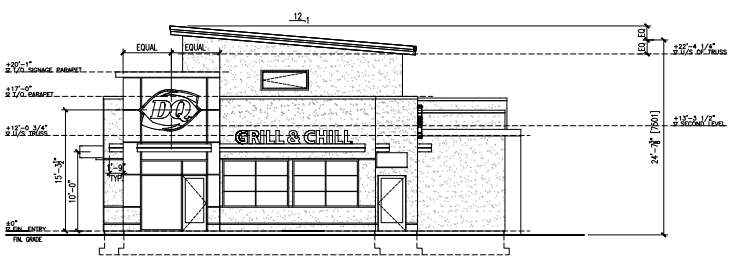
ELEVATION PLAN



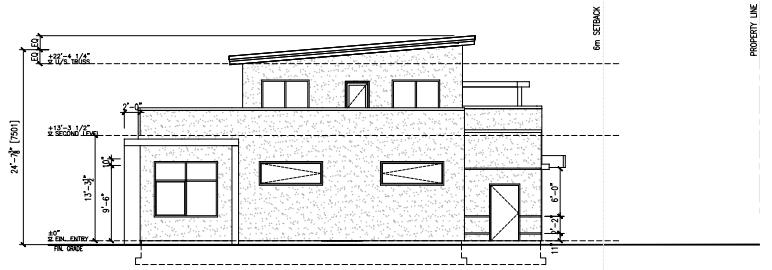
1 NORTH ELEVATION
1/8"=1'-0"



2 SOUTH ELEVATION
1/8"=1'-0"



3 EAST ELEVATION
1/8"=1'-0"



4 WEST ELEVATION
1/8"=1'-0"

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