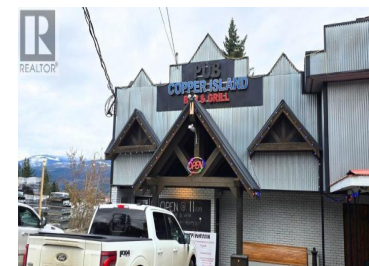




1277 Trans Canada Highway Sorrento British Columbia

Sorrento

\$2,950,000



Seller will consider Vendor Financing with a strong covenant and down payment. Prime Shuswap Investment; Motel, Pub & Development Potential situated on 5.11 acres with approximately 450 feet of Trans-Canada Highway frontage, approximately 3.5 acres undeveloped land. Offering a rare combination of income, lifestyle, and future development potential in the heart of the beautiful Shuswap region. The property features a 22-unit motel, with 10 units recently renovated to include kitchenettes. These renovated units are fully occupied with long-term tenants, providing immediate and stable revenue. Complementing the motel is the popular Copper Island Bar & Grill, offering 116 seats with 4 pool tables and serving both locals and highway travelers. A three-bedroom manager's suite provides convenient on-site living or staff accommodation. Additional attractions include a charming A-frame cabin currently used as an ice cream shop and an on-site mini-golf course, adding seasonal income and family-friendly appeal. Zoned C1 and includes approximately 3.5 acres of undeveloped land, presenting significant upside for expansion, redevelopment, or additional commercial uses (subject to approvals). A paved parking lot ensures ease of access for guests and patrons. The Shuswap is renowned for its four-season appeal, pristine lakes, outdoor recreation, and steady flow of both tourists and long-te...



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