

734 Trans Canada Highway Sicamous British Columbia

Sicamous

$2,493,000













A Landmark dating back to the 1950s, The Alpiner Holiday Resort, occupies a flat 2.27 acres along the shores of the Eagle River, with prominent frontage on the Trans-Canada Highway in Sicamous, BC. Offering multiple revenue streams, the property features a motel with long-term rental accommodations, a pub and restaurant with potential for a relaunch, or alternatively build-to-suit uses, perhaps a drive through coffee shop or franchise placement to a mini strip mall. Currently operating as an all-season RV park and campground accommodating short and long term stays. The Six Pan-Abode style cabins offer 12 livable units, comfortable, and woodsy with Wi-Fi, flat-screen TVs, mini-fridges, microwaves and pillow-top mattresses. The now vacant former pub and restaurant The Alpiner, formerly Joe Schmucks Alpiner, was a popular destination for locals and travellers, known for comfort food, craft beer, wing nights and a lively patio. A fully rented caretaker's residence with attached office provides additional income and operational convenience. With an attractive capitalization rate exceeding 7.5%+, established income and significant extending potential, the property presents itself for investors choosing to deploy capital into an income-producing asset, hold for long-term appreciation or explore future highway-frontage development. Located in a renowned four-season recreational and...

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