



1210 Paradise Avenue Sicamous British Columbia

\$1,299,000

Exceptional turnkey motel investment opportunity, located in in the heart of Sicamous just two blocks from Shuswap Lake, this eight unit motel combines classic charm with modern updates and excellent rental income potential. The property features two separate buildings, including a caretaker suite, offering flexibility and convenience for both operators and guests. Units are thoughtfully designed with queen beds, pullout couches, Roku TVs, cable, window AC units, and kitchens or partial kitchens. Units 5-7 include full kitchens for guests seeking extended stays, while the caretaker suite boasts two bedrooms, a full bath with a double vanity, and a wood-burning stove for cozy comfort. Fully Renovated & Operational-Ready. Built in 1963 and upgraded extensively since 2022, the property features new wall insulation, hot water tanks servicing two units each, newer roofs (2021 & 2023), and Hardie exterior siding. Electrical and plumbing systems have been professionally reviewed and updated as needed. Guests enjoy city water and sewer service, while RV travelers have access to a connected sani-dump. Outdoor spaces include 20 uncovered parking stalls, a detached shed, and a greenhouse-like structure. Investment Highlights: The motel currently operates without a website, relying on phone bookings, creating room for growth in digital marketing and online reservations. High season runs June 15 - September 15, with a mix of short-term and a few informal long-term rentals. The business license and all operational contacts transfer with sale, making this a true turnkey opportunity. A caretaker is currently employed and would likely continue, ensuring smooth operations from day one. GST is applicable. (id:6769)

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