



INTRODUCING PARKSVILLE PROPERTIES

A PRIME POTENTIAL DEVELOPMENT OPPORTUNITY
IN THE HEART OF SICAMOUS, BC

LONDON
PACIFIC

SITE SUMMARY

London Pacific is pleased to present an exceptional 11.05-acre development site nestled in the heart of Sicamous, BC. This property is home to a meticulously crafted masterplan community that has received full endorsement from both the City and the Agricultural Land Commission (ALC).

The vision behind this comprehensive plan, thoughtfully updated in 2020, is to foster the growth of a vibrant residential community in Sicamous. The primary aim is to create a safe, welcoming, and harmonious environment catering to residents of all generations, with a strong focus on walkability, connectivity, and accessibility within the community. Additionally, it offers the convenience of being just a short 26 minute drive from Shuswap Regional Airport (CZAM).

Within the approved plan, you'll discover a diverse mix of land uses, including single-family and multi-family residential zones. The community's commitment to affordability is noteworthy, with a dedicated provision of at least 10 affordable housing units as part of the development.

The heart of the plan centers around a minimum of 192 residential units, with a significant portion allocated to single-family homes spanning Phases 1 through 12. Phase 9 has already undergone subdivision, with select parcels already sold. Meanwhile, Phases 1-8 have been successfully completed and sold. Additionally, a high-density multi-family complex is poised to offer a minimum of 92 units, expanding the array of housing options within the community.

There are a total of 19 lots, 17 of which are part of Phase 9 and ready for sale or development. One large 7.18-acre lot is for 53 single family units, in phases 10-12. One 2-acre lot is for a 92-unit multifamily apartment.

COMMERCIAL
REAL ESTATE
REDEFINED

A PRIME POTENTIAL DEVELOPMENT OPPORTUNITY IN THE HEART OF SICAMOUS, BC



DEVELOPMENT HIGHLIGHTS

- Prime Location in the heart of Sicamous with schools, parks, shopping, health clinics, and lifestyle amenities all within walking distance.
- Short 26 minute drive from Shuswap Regional Airport (CZAM)
- Gross Area Site Area: 11.05- Acres (481,600 Sf)
- Current zoning: R-2 & MUR-1
- Share Sale opportunity! PAY NO TRANSFER TAX!
- Approved Masterplan Community
- Minimum 192 Units
- Phase 1-8 Developed & Sold, Phase 9 Subdivided with select parcels already sold.

DEVELOPMENT OVERVIEW

Parksville Properties presents a unique investment opportunity with multiple development options to choose from. **Option A** offers investors the potential for significant gross revenue, estimated at **\$9,100,000**, through the sale of each of the vacant lots, which have an average size of 4,300 sqft. Currently, in Phase 9 of development, Parksville Properties has already subdivided the lots in this phase. Investors can leverage this advantage by selling the **17 lots** in Phase 9, providing income while continuing the process for the next phases, which consists of an additional **53 lots**.

Alternatively, investors can explore **Option B**, which involves developing all 70 lots, presenting a substantial potential gross revenue of **\$38,500,000**. This comprehensive approach entails maximizing the full potential of the property for those seeking a more extensive investment opportunity.

Recent sales within Parksville Properties have seen an average sold price of **\$130,000** for vacant lots and **\$525,000** for developed lots.

LEGEND

PHASE 1-8 - 9 LOTS

PHASE 9 - 38 LOTS

PHASE 10 - 10 LOTS

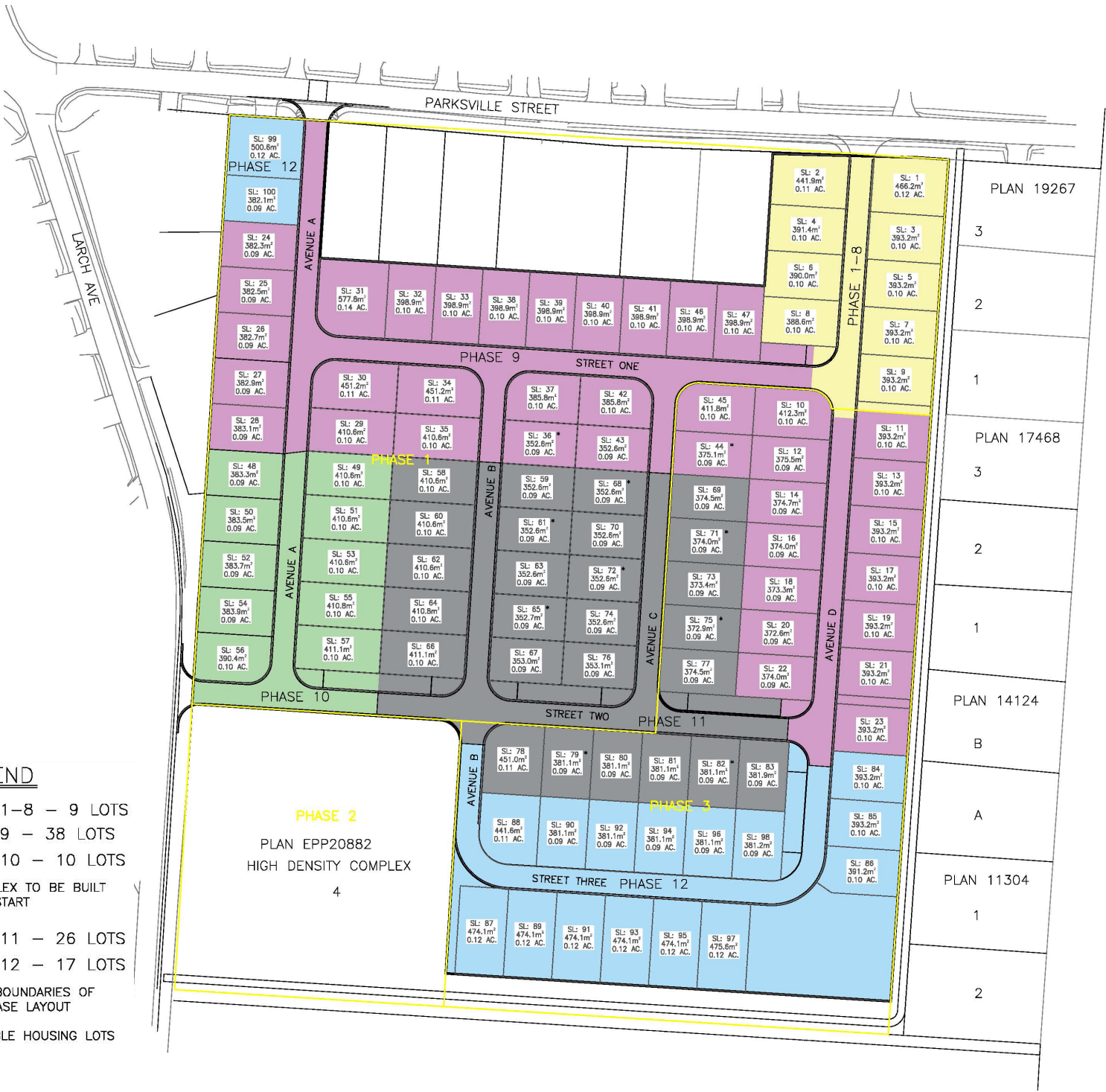
HIGH DENSITY COMPLEX TO BE BUILT BEFORE PHASE 11 START

PHASE 11 - 26 LOTS

PHASE 12 - 17 LOTS

YELLOW LINES ARE BOUNDARIES OF PREVIOUSLY ALC PHASE LAYOUT

* DEPICTS AFFORDABLE HOUSING LOTS



DEVELOPMENT OPTIONS

OPTION A

Total Number of Vacant Lots	Average Lot Size (sqft)	Average Sale Price Per Vacant Lot	Total Potential Sales
70	4,300	\$130,000	\$9,100,000



- Single Family
- Sold
- Multifamily

OPTION A & B + Multifamily

Besides the single-family lots currently available, Parksville Properties features a prime **2-acre multi-family** development site. This site offers a minimum of 92 units, with recent sales indicating an average price of **\$470,000** per unit. Providing the potential to generate an additional gross revenue totaling **\$43,240,000**.

Total Number of Apartments	Average Apartment Size (Sqft)	Average Price per Apartment	Total Potential Sales
92	1,031	\$470,000	\$43,240,000

SUMMARY

By combining the proceeds from the sale of vacant lots and apartment units under **Option A**, investors have the opportunity to realise a combined potential revenue of **\$52,340,000**. Opting for **Option B**, which involves developing and selling all vacant lots alongside apartment sales, has the potential to achieve a gross potential revenue of **\$79,990,000**.

Option	Single Family Lots	Multi-Family Apartments	Total Potential Sales
A	\$9,100,000	\$43,240,000	\$52,340,000
B	\$36,750,000	\$43,240,000	\$79,990,000

OPTION B

Total Number of Vacant Lots	Average Lot Size (sqft)	Average Sale Price Per Developed Lot	Total Potential Sales
70	4,300	\$525,000	\$36,750,000



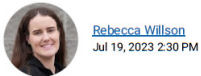
CURRENT IMPROVEMENT

Phases 1 through 8 have been successfully developed and sold, while Phase 9 has been subdivided, with several parcels already sold. The plan for Phases 10, 11, and 12, as well as the Higher Density Multi-Family site, has been approved, they are primed for the next stages of subdivision and development.

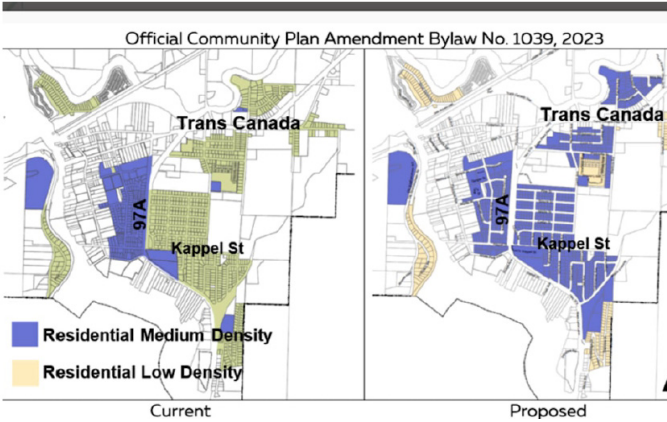
MARKET ANALYSIS

In the last **12-months**, there has been a total of **119 residential real estate transactions** within Sicamous, indicating a thriving market. There is a large demand for further residential properties within the region, as noted in many recent newspaper articles within the region.

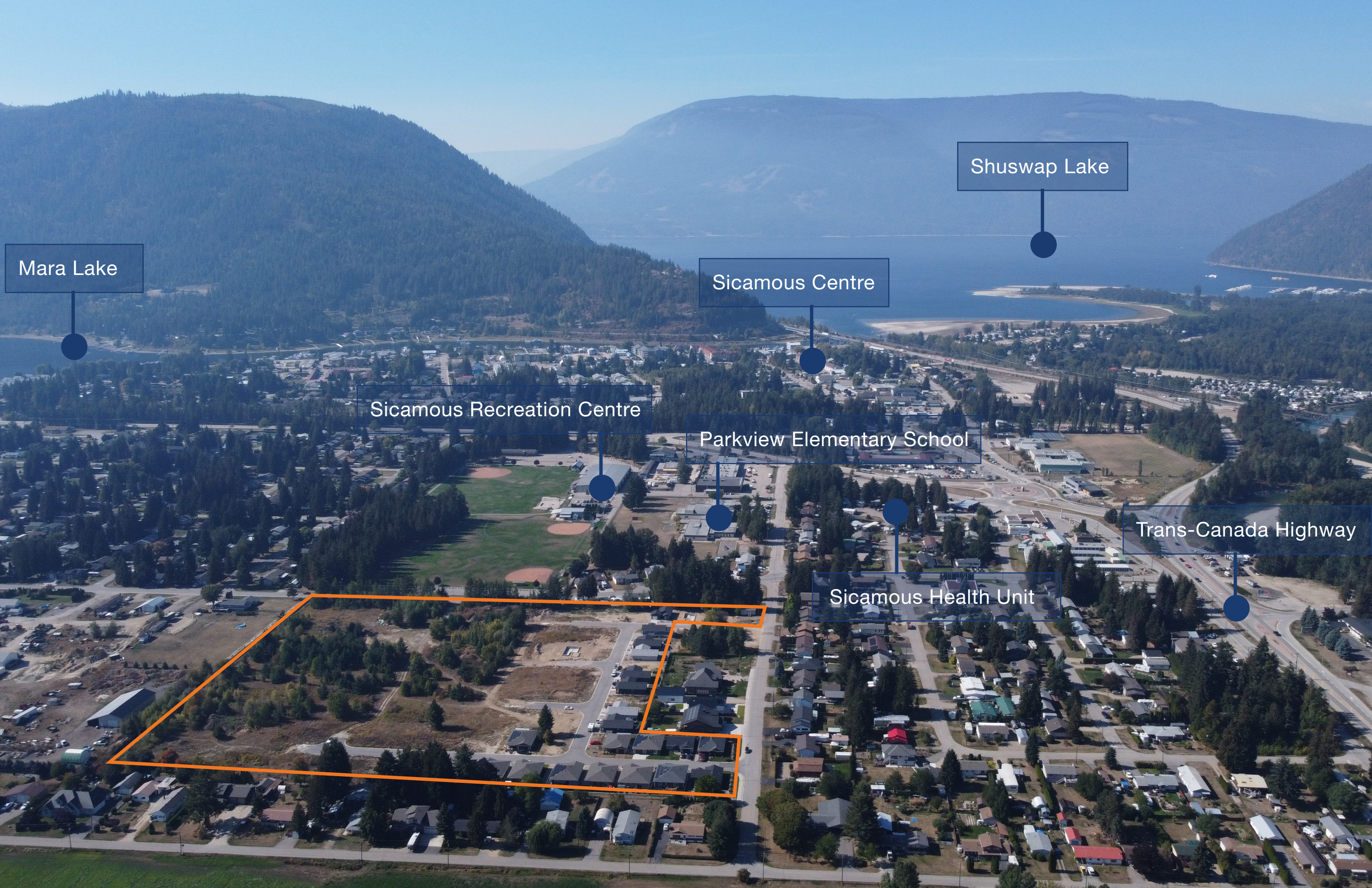
Public hearing to be held concerning Sicamous housing crisis



Rebecca Willson
Jul 19, 2023 2:30 PM



PAY NO TRANSFER TAX! SHARE SALE OPPORTUNITY



Mara Lake

Shuswap Lake

Sicamous Centre

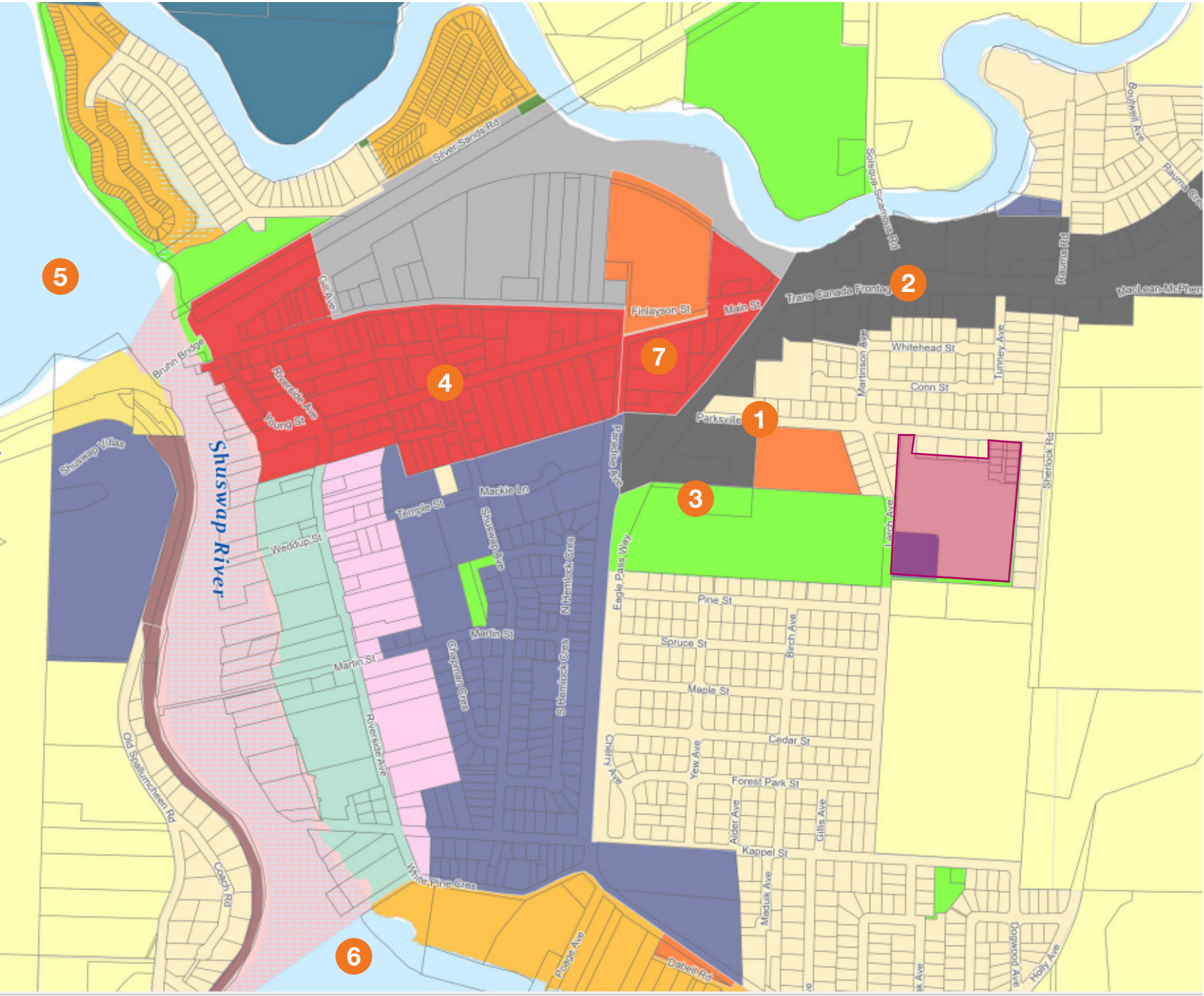
Sicamous Recreation Centre

Parkview Elementary School

Trans-Canada Highway

Sicamous Health Unit

LOCATION HIGHLIGHTS



LOCATION

Sicamous, British Columbia, is a picturesque gem nestled in the heart of the stunning Shuswap region. This charming lakeside community is a haven for outdoor enthusiasts and those seeking a tranquil, yet vibrant, lifestyle. The piece of development land on offer here is a rare opportunity to become a part of Sicamous’ promising future. With its strategic location between the pristine waters of Shuswap and Mara Lakes, this parcel of land promises endless possibilities. Boasting breathtaking mountain views and easy access to year-round recreational activities, Sicamous is a dream destination for potential investors and homeowners alike. Whether you’re envisioning a lakeside retreat, a modern resort, or a thriving community, Sicamous offers the canvas for your real estate dreams to flourish. Don’t miss the chance to be a part of this thriving community and make your mark in the heart of British Columbia’s natural beauty.

For further information or to request a detailed copy of the approved masterplan community, please don’t hesitate to reach out. We are here to provide insights into the immense potential offered by this exceptional development site.

 SUBJECT SITE

- 1. Parkview Elementary School
- 2. Trans-Canada Highway
- 3. Sicamous Recreation Centre
- 4. Sicamous Centre
- 5. Shuswap Lake
- 6. Mara Lake
- 7. Sicamous Health Unit

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