

INVESTMENT OPPORTUNITY

# Mountain Mercantile

Canal Flats, British Columbia

## VILLAGE CONTACT:

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## OPPORTUNITY CONTACT:

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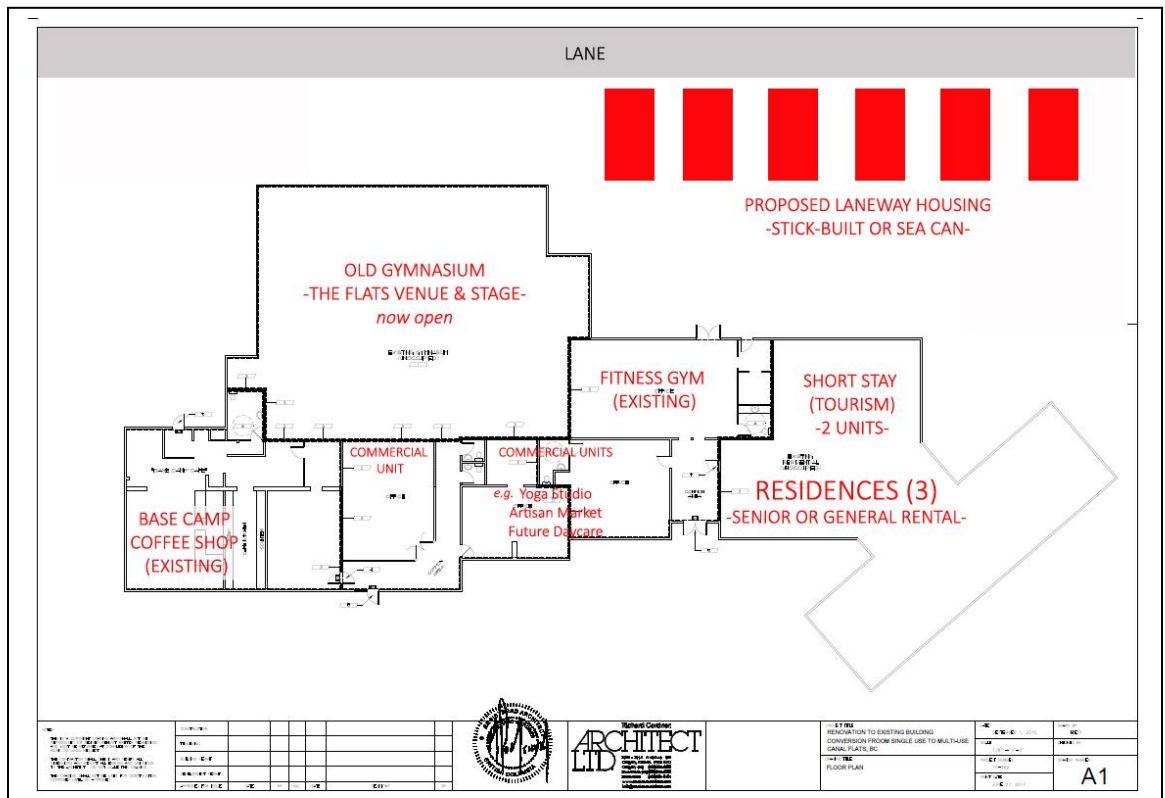


## INVESTMENT OPPORTUNITY

### Mountain Mercantile ~ Canal Flats' Activity Hub ~

The property owner seeks to attract an investor to build out a development concept for a diverse activity community hub. Formerly a school, in recent years the building was purchased to develop out as a commercial hub. Existing activity: the popular base camp coffee shop, fitness gym, The Flats Venue & Stage.

Revenue can be enhanced when complementary activities are added with investor support. Options include: 1) Seniors or rental residences; 2) Short term rental (tourism) units; 3) Small unit laneway housing (400-800 sq. ft) - supported by Village of Canal Flats initiative to nurture (policy) housing innovation; 4) Commercial lease space.



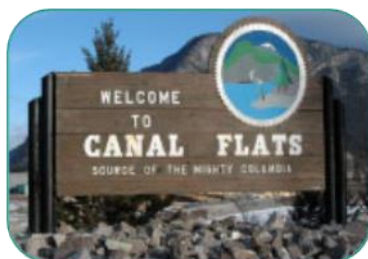
## OPPORTUNITY FEATURES

- Meets need for tourism accommodation and rental housing, both of which are lacking in the Village.
- Meets need for seniors housing, which is lacking in the region.
- Base Camp Coffee Shop is a popular winter hang-out for the hockey tournament crowd. The space has added in evening food functionality.
- Building currently serves as a commercial and entertainment hub for the community.
- Tourism market: The region is a popular year-round recreation, backcountry, ski, golf and mountain bike destination. The Village is a winter tournament hockey destination.
- Recreational property ownership: 50% of the property in Canal Flats are recreational properties.
- Population: The Columbia Valley population of 8500 swells to 20,000 in the summer months. There is Alberta (mostly Calgary region) demand for property. Market size of Calgary metro - 1.4 million
- Employment: Canal Flats employment lands (former Canfor forestry mill) are being redeveloped, and represents largest big block industrial lands in the Columbia Valley. Activity will generate housing demand.



### AREA INFO:

ImagineKootenay.com  
TravelColumbiaValley.com  
KootenayRockies.com



**VISION:** *We are the affordable, family-friendly village building a new future in diverse housing options, quality of place initiatives, tourism and light industry development, and redevelopment of a unique work-live downtown. We will be a key employment centre in a Columbia Valley that reconnects people to nature and each other.*

Village of  
**CanalFlats**

## CANAL FLATS OVERVIEW

**Location:** On Hwy 93/95 in SE BC at the headwaters of the Columbia River adjacent to the Rocky Mountains. Vibrant year-round tourism, resort, outdoor recreation/sport and seasonal residence region. Alaska highway route connector.

**Population:**  
Canal Flats: 715  
Columbia Valley region: 8,500  
Seasonal population: 20,000+

**Proximity:** 130 km south of Hwy 1; 160 km N of the USA border (Kingsgate/Idaho); 300 km to Spokane, WA; 320 km to Calgary, AB.

**Airports:** Canadian Rockies International 80 km; Calgary International 320 km; Fairmont Hot Springs 20 km

**Utilities:** electricity (BC Hydro), propane (3 providers). Sewer, water and wastewater services.

**Telecommunications:**  
TELUS, Shaw Cable, Regional fibre network (10 Gbps scalable to 80 Gbps)

**Climate:** dry, semi-arid, over 2,000 annual hours of sunshine, low annual rainfall and snowfall.

**Labour:** skilled and unskilled, trades, professional; entrepreneurial business.

**Affordable housing:** premium lakeside or mountainside real estate.