

INVESTMENT OPPORTUNITY

Work-Live

Canal Flats, British Columbia



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Village Centre Canal Flats

~ Entrepreneurial Enablement ~

Imagine...magazine-photo-friendly cottages, laneway housing, work-live commercial buildings downtown, and cozy, modest-size homes, all wrapped in a cool mountain modern industrial architectural style. WE have imagined it, and we're working to bring it to life. Be a pioneer investor and entrepreneur in the NEW Canal Flats!

Canal Flats is seeking pioneer investors that will re-build the downtown in a form unique to the Columbia Valley: work-live. "Work-live" refers to a building where the primary use is commercial, but the entrepreneur lives on the second floor...connected to the commercial enterprise. The benefit is a form and function that steps beyond home-based business while creating an entrepreneurial form that is lighter on the pocketbook overall. That leaves ability to focus on the business—whether it is a creative artistic enterprise, provides tourism services, commercial services to the Columbia Valley, or operates globally as an Internet business. The Village is currently finalizing policy adjustments to full enable this potential. We are looking for those who see the vision...one that isn't there now but is fully realizable in a community in an inspired location, with a new vision of itself.

Work-Live Building Example



Metro Plateau Live/ Work Development – Jackson Hole, Wyoming

VILLAGE CONTACT:

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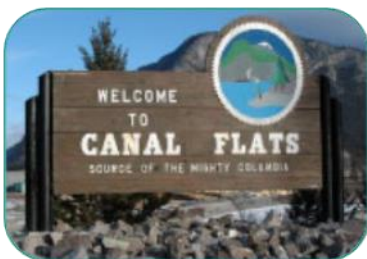
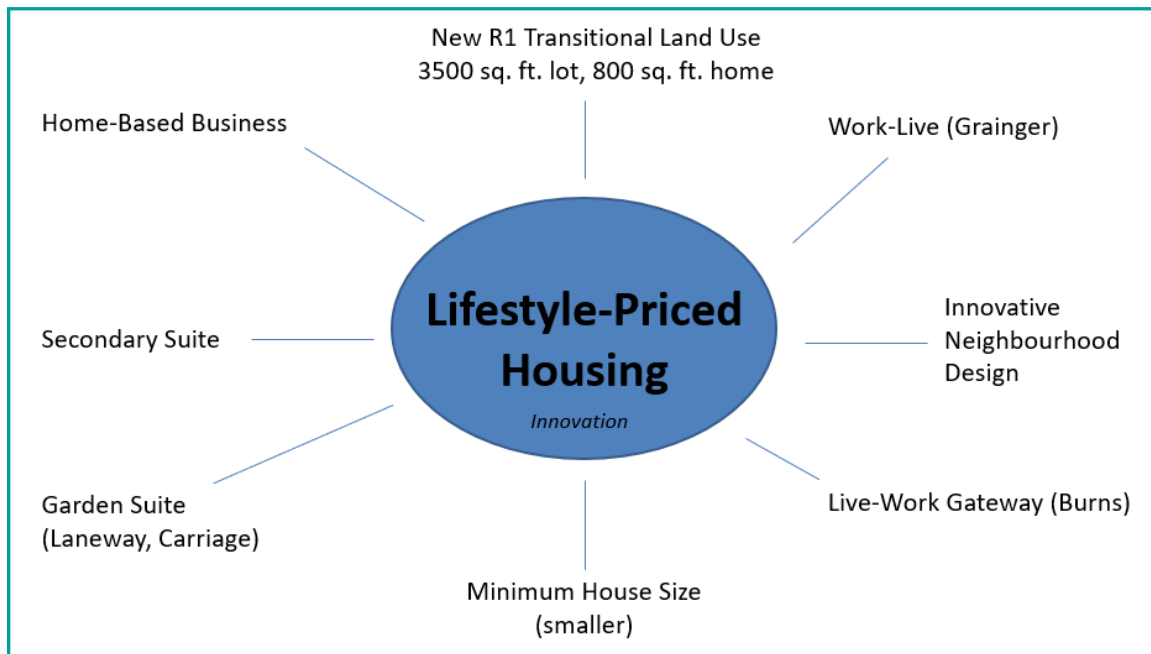
AREA INFO:

ImagineKootenay.com
TravelColumbiaValley.com
KootenayRockies.com



CANAL FLATS: HOUSING INNOVATOR

Housing innovation is a focal point of the Village's Economic Development Strategy that is working to grow permanent full-time population to 1000 people, creating family, millennial, renter, and aging-in-place -friendly housing, tourism accommodation, and lifestyle-priced living.



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.*



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: 660 (summer 1000)
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.

Lifestyle-priced housing; average house resale prices (2017) 50% lower than Columbia Valley, 77% lower than the B.C., 85% lower than metro Vancouver, 66% lower than metro Calgary.