

INVESTMENT OPPORTUNITY

The Art Block

Canal Flats, British Columbia



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Work-Live - Village Centre Canal Flats



Now Pre-Selling

\$250¹-\$600K (depending on finishing selections) plus commercial tenant improvement²

Fee Simple

¹ 600 sq.ft. commercial, 900 sq. ft. residential, 200 sq. ft. lock off / rental. Flexible plans. Maximum footprint 5200 sq. ft.

² Madison is a licensed home and commercial builder, and can complete commercial space build-outs.



Imagine...magazine-photo-friendly homes, 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!

Your idea may be stuck by unaffordable space. You may be stuck in a cubicle, the city or a life-rut imagining fresh starts and control over your own destiny. **Unleash your creative talents on the world at THE ART BLOCK, brought to you by Madison Mountain** (www.madisonmountain.ca).

Internet business, brew pub, painter, artist studio and gallery, musician, sports equipment repair/rental, or homecraft organic health/wellness products. What you need most is the freedom a mountain community inspires, in a business form that is much lighter on your pocketbook. Why pay two "mortgages" – one to lease business space, and one for your home? Combine the two in creator and entrepreneur -enabling THE ART BLOCK.

THE ART BLOCK will be a unique work-live development. 6-7 stand-alone buildings are planned. Flexibility of use in each building layout maximizes income generation potential, with both a commercial/retail/studio space (approx. 750 sq. ft.) and a flex space for temporary rental (e.g. Airbnb, approx. 450 sq. ft.) to go along with residential space (approx. 1400 sq. ft.). The development has potential to be connected to a fibre Internet network (10-80 Gbps)



MADISON MOUNTAIN CONTACT:

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VILLAGE CONTACT:

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Adrian Bergles, CAO

AREA INFO:

ImagineKootenay.com
TravelColumbiaValley.com
KootenayRockies.com



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: 670 (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

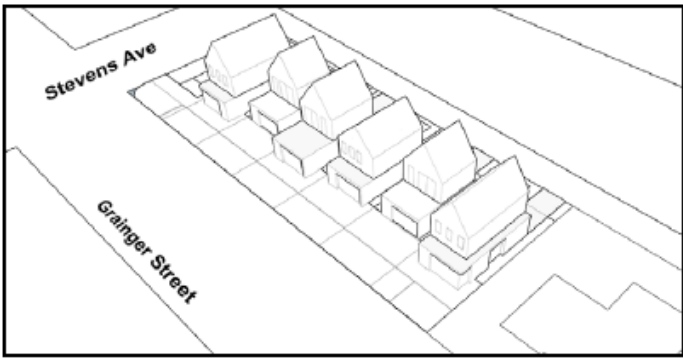
Utilities: electricity (BC Hydro), propane (3 providers). Sewer, water and wastewater services.

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

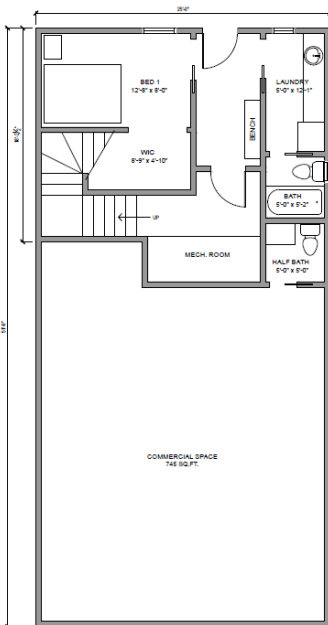
Climate: dry, semi-arid, over 2,000 annual hours of sunshine, low annual rainfall and snowfall.

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

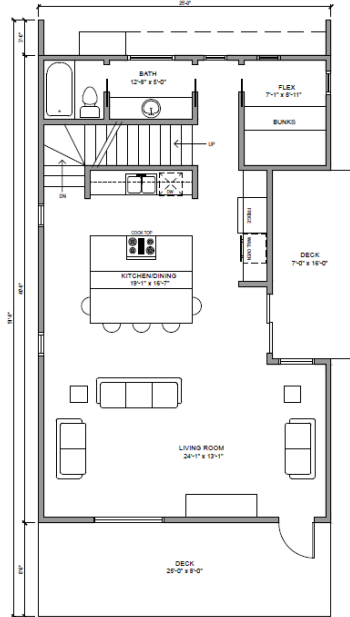
Lifestyle-priced housing; average house resale prices (2017) 50% lower than Columbia Valley, 77% lower than the B.C., 85% lower than metro Vancouver, 66% lower than metro Calgary.



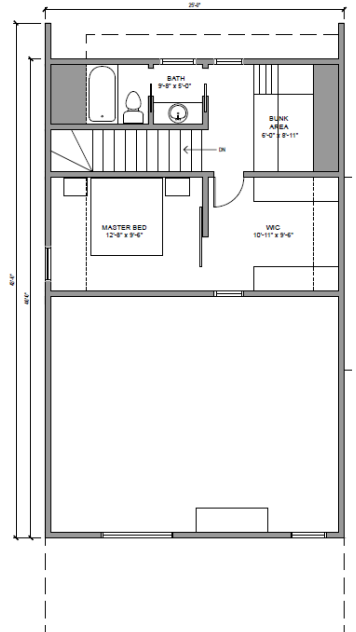
Concept Plan A



1
A1.0
COMMERCIAL LEVEL
SCALE: 3/16" = 1'-0"



1
A2.0
MAIN LIVING LEVEL
SCALE: 3/16" = 1'-0"



1
A3.0
UPPER LIVING LEVEL
SCALE: 3/16" = 1'-0"



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.

