

Hotel / Resort

Canal Flats, British Columbia

VILLAGE CONTACT:

Village of Canal Flats
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AREA INFO:

ImagineKootenay.com
TravelColumbiaValley.com
KootenayRockies.com



INVESTMENT OPPORTUNITY

The Village of Canal Flats seeks to attract key tourism infrastructure (hotel) and/or a tourism attraction (resort development). Currently, there is one seasonal camping operation in Canal Flats. Other hotel, camping and resort style accommodations are located either 80km south or 30km north. The Village has identified property sites suitable for these two tourism developments and is open to working with interested investors.

- 1) Highway Commercial Hotel - 1.5 acre site available. Serviced. Average daily traffic 3100 movements, average summer daily traffic 5100 movements.
- 2) Amenity-Based Resort Development - site options available. Comparables in the Valley include golf (e.g. of a fit with Canal Flats and changing market - <http://www.wickenburgranch.com/lil-wick-9-hole/>), and fractional/whole ownership, managed by resort operator.



Canal Flats Tilley Memorial Park on Columbia Lake

SELLING FEATURES

- Opportunity: Affordable motel-style accommodation, 40-50 rooms.
- Existing market: Year round highway travelers, tourists, and visiting sport teams.
- Location on N/S Hwy 93/95, connects the USA border to TransCanada Hwy #1. Alaska highway connector route.
- Tourism market: The region is a popular year-round recreation, backcountry, ski, golf and mountain bike destination.
- Winter sport teams: Canal Flats' arena is fully booked with visiting hockey teams for tournaments from October to April each year. Quality of ice, ice time availability, affordability and location attract teams. Accommodation is needed.

TOURISM DEMAND

The Columbia Valley is a popular year-round recreation, backcountry, ski, golf and mountain bike destination.

Canal Flats features four drivers of recreational/resort/hotel property demand: 1) Water - three water sources converge in Canal Flats: The Columbia River (4th largest river system in North America), Columbia Lake, and the Kootenay River. The source of the Columbia River is located in the Village. An interpretive walking trail and views over spectacular wetlands make it an important area attraction for visitors, birdwatchers and hikers. Columbia Lake provides hours of summer recreation for boating, watersports, fishing and swimming. The Village of Canal Flats offers scenic Tilley Memorial Park with a lovely beach and picnic area. Nearby residential developments provide sought-after lakeside real estate opportunities. The Kootenay River is a fishing, floating, boating, and kayaking destination; 2) Lussier Hot Springs - a destination for global travelers; 3) Backcountry trails and Mount Sabine rock climbing; 4) Winter hockey - attracting 1800 hockey players and 5000 people annually from Calgary region. 15 golf courses, and 3-mountain ski and summer resorts located within 45 minutes.



HOCKEY MECCA

Canal Flats is a mecca for Calgary teams looking to host an out-of-town hockey tournament. The rink is booked every weekend October until April through 2022. An estimated 1,800 Calgary kids play on Village ice every year; resulting in close to 5,000 visitors annually including parents, siblings and coaches. The Village seeks local, affordable accommodation as an alternative to resort accommodation in the area. Arena upgrading in 2018 will extend the season (accommodation demand) by one month. Average monthly hotel revenue that leaves the community estimated at \$140K/month.



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 live-work 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: 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.