

# FOR SALE/LEASE

230 ROSS STREET NE, SALMON ARM, BC

FREESTANDING RETAIL BUILDING  
IN DOWNTOWN SALMON ARM



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Marcus & Millichap

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230 ROSS STREET NE, SALMON ARM, BC

## OPPORTUNITY

Marcus & Millichap is pleased to present the opportunity to purchase or lease a 1,650 square foot, fully-fixtured, freestanding building situated on a 9,780 square foot lot located in the heart of downtown Salmon Arm, BC.

## SALIENT DETAILS

Address:	230 Ross Street Northeast, Salmon Arm, BC
PID:	005-574-293
Site Size:	9,780 SF
Gross Leasable Area:	1,650 SF
Traffic Counts (2019):	25,757 VPD - Trans-Canada Highway
Ingress/Egress:	Two points, Ross Street & Trans-Canada Highway
Parking:	11 spaces
Property Tax (2020):	\$14,402 (\$8.72 PSF)
Zoning:	<a href="#">C-2 (Town Centre Commercial Zone)</a>
Possession:	Immediately
Asking Price/Rates:	Please Contact Listing Agent



LOOKING EAST OVER 230 ROSS STREET



LOOKING NORTHWEST OVER 230 ROSS STREET

## HIGHLIGHTS

Excellent exposure at a prominent corner along Trans-Canada Highway (25,757 vehicles per day)

Estimated population of 21,000 people by 2021 and is projected to grow significantly in the future. Voted as the best place to live in BC and the sixth-best place to live in Canada by Maclean's magazine (best communities to live in 2019)

Situated in the heart of Downtown Salmon Arm, close to all the major amenities. Redevelopment potential allows for a maximum site coverage of 100% of the site area & a maximum height of 20 metres (65.6 feet)

In place C-2 zoning is intended to accommodate a wide variety of activities including retail, business, entertainment, cultural & limited residential uses.

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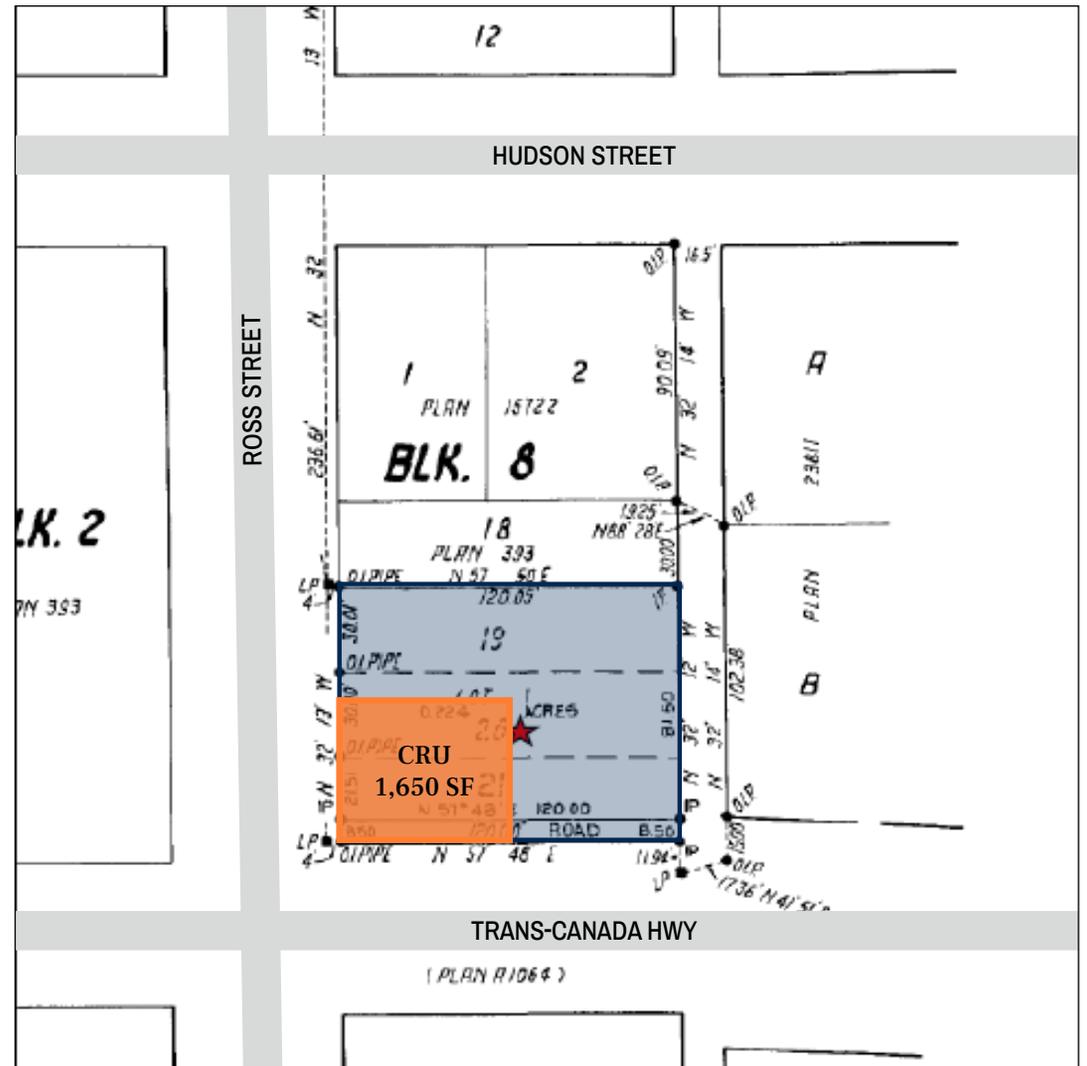
230 ROSS STREET NE, SALMON ARM, BC



## LOCATION OVERVIEW

Salmon Arm is beautifully set beside one of the largest interior freshwater lakes in the Shuswap region of British Columbia with extensive navigable shoreline. It is strategically situated between Vancouver (484 km) & Calgary (488 km) on the Trans-Canada Highway at the intersection of Highway 97B to the South Okanagan & on the CPR mainline. Edmonton, Alberta is approximately 800 km away & Seattle, Washington some 585 km.

The City of Salmon Arm is the Shuswap's newest port of call as a centre of Commercial activity & a gateway for recreation & tourism. Salmon Arm offers all of the commerce, service & amenities of a larger centre with the atmosphere, hospitality and friendliness of a small-town. It has an area population more than 25,000 and a trading population of 35,000 plus. The 2016 census indicates that the current population of Salmon Arm is near 17,706. The Summer tourist population is estimated at 20,000 persons during peak visitation times. The Official Community Plan indicates a growth rate of 1.4% over the last 5 years. The projected population for 2021 is near 21,000.



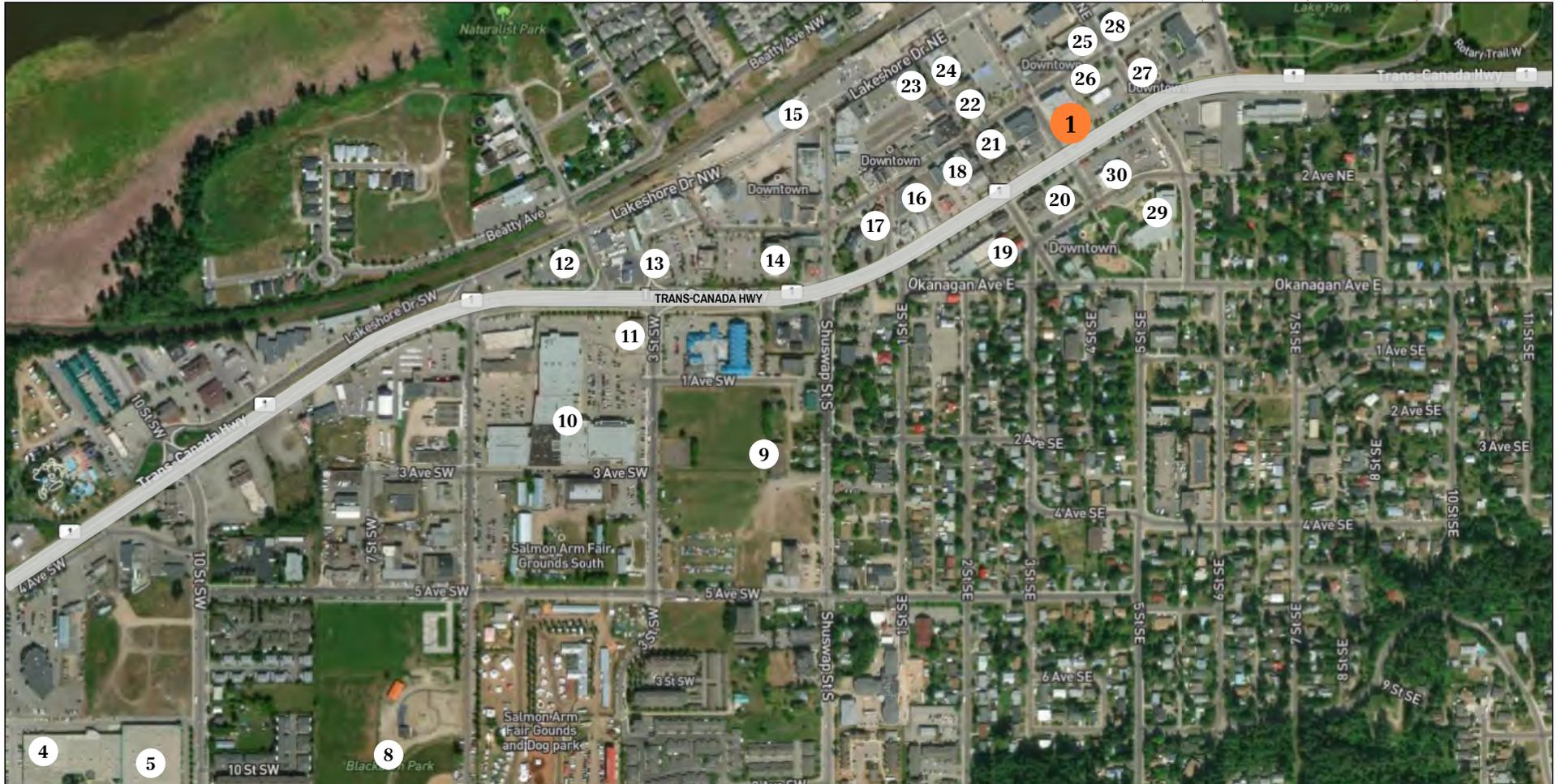
Available Lot

\*Sizes are approximate and subject to re-measurement

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2019 Demographics	3KM	5KM	Salmon Arm
Population	14,224	16,662	19,352
Households	6,057	6,967	8,041
Average Household Income	\$93,346	\$96,120	\$97,144
Population Growth (2019-2024)	4.6%	4.5%	4.1%



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|-----------------------|--------------------------|-----------------------|---------------------|---------------------|--------------------------|
| 1. Subject Site       | 6. Piccadilly Mall       | 11. BC Liquor Stores  | 16. TD Canada Trust | 21. BMO             | 26. Canada Post          |
| 2. Save-on-Foods      | 7. Senior Care Home      | 12. A&W               | 17. Triple O's      | 22. CIBC            | 27. 7-Eleven             |
| 3. Shoppers Drug Mart | 8. Blackburn Park        | 13. Wendy's           | 18. Domino's Pizza  | 23. TD Canada Trust | 28. Tim Hortons          |
| 4. Starbucks          | 9. School District No.83 | 14. Boston Pizza      | 19. Booster Juice   | 24. RBC             | 29. Salmon Arm City Hall |
| 5. Canadian Tire      | 10. Centenoka Park Mall  | 15. Lordco Auto Parts | 20. Subway          | 25. Scotiabank      | 30. Ford Dealership      |

# Marcus & Millichap

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