

SICAMOUS

BUSINESS/INDUSTRIAL PARK



Now Selling!

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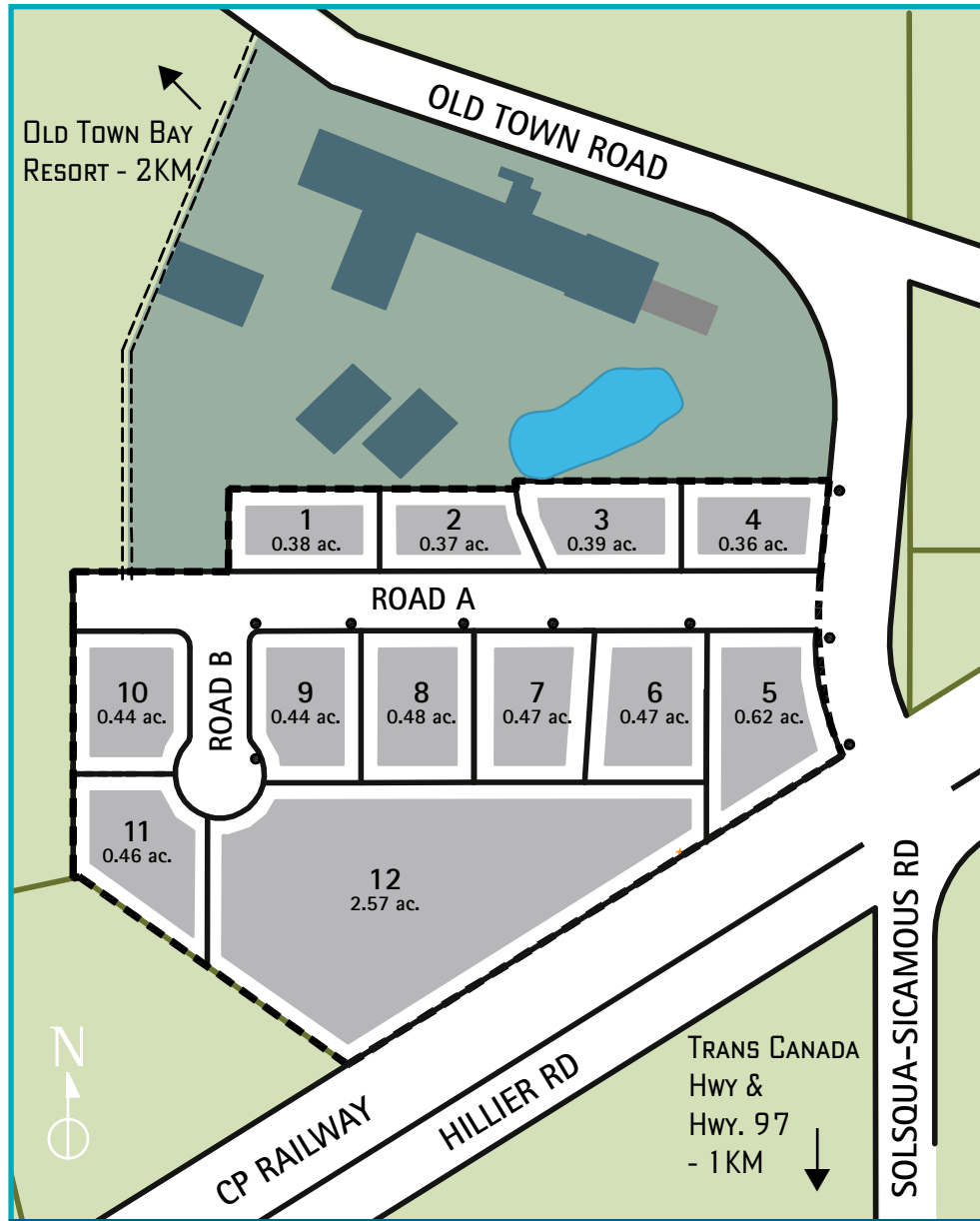
SITE DETAILS

The Sicamous Business Park Phase One encompasses an area of 7.5 acres. It is located 1KM off the Trans Canada Highway on the road to Old Town Bay development. Phase One consists of 12 lots for sale, zoned light industrial, ranging in size from 0.36 acres to 2.57 acres.

All lots will be serviced with municipal water and sewer as well as underground utilities including hydro, cable, telephone and high speed internet.

Twin Anchors Marine Manufacturing, a well established houseboat and oil field worksite trailer manufacturer, is the anchor tenant in the Sicamous Business/Industrial Park.

Just down the road is Old Town Bay, a 220 acre four season vacation destination, currently in the development phase, with plans for 1100 residential units and a commercial village centre. Old Town Bay will include single family homes, cottages, condominiums, a boutique hotel and the largest full service fresh water marina in Western Canada.



SITE LAYOUT Offers pending on Lots 1 and 2.

LOCATION



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REGIONAL PROFILE Sicamous

Sicamous is a young, growing community with a population of approximately 3,100 full time residents with an outlying trading area of 45,000. During the summer months, the population grows to approximately 6,000. Elevation is 352 meters / 1155 feet. Sicamous is situated along the banks of the Shuswap Lake system - which boasts 1000 km of shoreline.

The area boasts four distinct seasons for outdoor enthusiasts - recreation opportunities include snowmobiling, fishing, skiing, hunting, and water sports. Sicamous' ideal climate, central location and scenic setting ensure an exciting future. The distinction of Incorporation in 1989, supports a growing business community and young, stable economy. As "Houseboat Capital of Canada", availability of over 200 rental houseboats and hundreds of vacation condos makes Sicamous a favoured destination for visitors.

Life in the Columbia Shuswap provides an abundance of social, cultural and recreational opportunities. The stable

economy is based on the tourism, manufacturing, retirement, transportation and forestry sectors.

The Kelowna International Airport is located a short one and a half hour drive south along Hwy. 97, while a regional airstrip with a 4300 ft. runway is available 25 minutes away.

Shuswap Lake General Hospital - the regional hospital as well as a full complement of health related professionals are located 20 minutes away.

Okanagan College has a campus 20 minutes from Sicamous offering university transfer courses, adult continuing studies and a variety of general interest studies. University of British Columbia - Kelowna Campus and Two Rivers University in Kamloops are both under two hours from Sicamous.

The unprecedented development in Sicamous over the past 3 years makes the community ideal for investment and business opportunities.

Located approximately halfway between Calgary and Vancouver at intersection of Highway 1 and Highway 97, Sicamous is located at the north end of the Okanagan Valley. Situated adjacent to the channel between Shuswap and Mara Lakes, the Eagle River also runs through the community.



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PARK

OPPORTUNITIES For Support Services

The Sicamous Business Park brings opportunities to provide services to a growing community. The following needs have been identified as potential businesses for the area:

- **BOAT STORAGE & CONCIERGE, BOAT DETAILING**
- **INBOARD / OUTBOARD TECHNICIANS, MARINA REPAIR**
- **FIBREGLASS BOAT REPAIR**
- **CABINET AND MILLWORK**
- **METAL FABRICATING**
- **SNOWMOBILE, ATV, PERSONAL WATERCRAFT SALES & SERVICE**
- **LAWN AND HOME MAINTENANCE, HOME SECURITY**
- **CATERING, RESTAURANT SUPPLY, ICE PLANT**
- **TRADES - PLUMBING, ELECTRICAL, HEATING/COOLING**
- **APPLIANCE SALES & REPAIR, HOME AUDIO/VIDEO**
- **SPORTFISHING ROD & TACKLE MANUFACTURE / DISTRIBUTION**
- **BOAT, RV, HOME AWNING / CANVAS, FLAGSHOP**
- **FLOORING / HOME DECORATING**

CONTACT

For additional information regarding the Sicamous Industrial Park, please contact:

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