



**FOR SALE | 465 Alder Avenue, 100 Mile House, BC**

**16,831 SF Development Site**

**Property Highlights:**

- ▶ Prime Drive-Thru Location
- ▶ Highway frontage
- ▶ C2 Tourist Commercial Zoning

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## 465 Alder Avenue, 100 Mile House, BC

### Opportunity

To acquire a 16,831 SF vacant lot fronting Highway 97 the main arterial road in 100 Mile House, BC.

The property is level, clean, and ready for development. The current C2 - Tourist Commercial zoning allows a variety of uses including: drive-through food service, restaurant, retail, office, service station, hotel/motel and other commercial uses.

### Location

100 Mile House is a growing community that serves as the middle point between BC's Interior and Cariboo regions. Servicing the local community and surrounding districts, 100 Mile House acts as a commercial and service hub for residents, tourists, and nearby rural communities. With expanding infrastructure, recreational amenities, and access to natural resources, it continues to attract investment and long-term growth.

### Salient Facts

<b>Legal Description:</b>	Lot 2, Plan KAP17776, District Lot 32, Lillooet Land District PID: 008-351-961
<b>Lot Size:</b>	16,831 SF
<b>Zoning:</b>	C2 (Tourist Commercial)
<b>Gross Taxes:</b>	\$3,235.89 (2025)
<b>Price:</b>	Contact agent

# Potential Drive-Thru Site Layout



 **Drive Times:**

Williams Lake	60 min
Quesnel	2 hr 10 min
Kamloops	2 hr 10 min
Prince George	3 hr 30 min
Kelowna	3 hr 50 min
Vancouver	5 hr 10 min



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