

FOR LEASE

450 SARAH ROAD, INVERMERE, B.C.

1,556 SF NEW BUILD RETAIL OPPORTUNITY

SUBJECT SITE



ATHALMER ROAD



Kootenay
Coffee Works



KOOTENAY HIGHWAY

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Marcus & Millichap

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OPPORTUNITY

Excellent opportunity to lease a newly built endcap unit adjacent to Mark's Work Warehouse in Invermere, B.C. Situated in a retail plaza directly positioned in front of anchor tenant Canadian Tire, the unit boasts prime exposure to vehicular traffic along Athalmer Road with proximity to the Kootenay Highway intersection.

INVERMERE

Located in the Columbia Valley between the Purcells and the Rocky Mountains, the town of Invermere can be found upon the northwest shore of Windermere Lake. Invermere boasts a reputation for its temperate climate. Shielded by the imposing Rocky Mountains to the east, the town enjoys respite from harsh Arctic winds in winter. Its proximity to the British Columbia-Alberta border renders Invermere a bustling hub, catering to travelers entering and exiting the province.

HIGHLIGHTS



Opportunity for signage



Ample parking



Proximity to major retailers such as Canadian Tire, No Frills, Tim Hortons, Sobey's and Kicking Horse Cafe



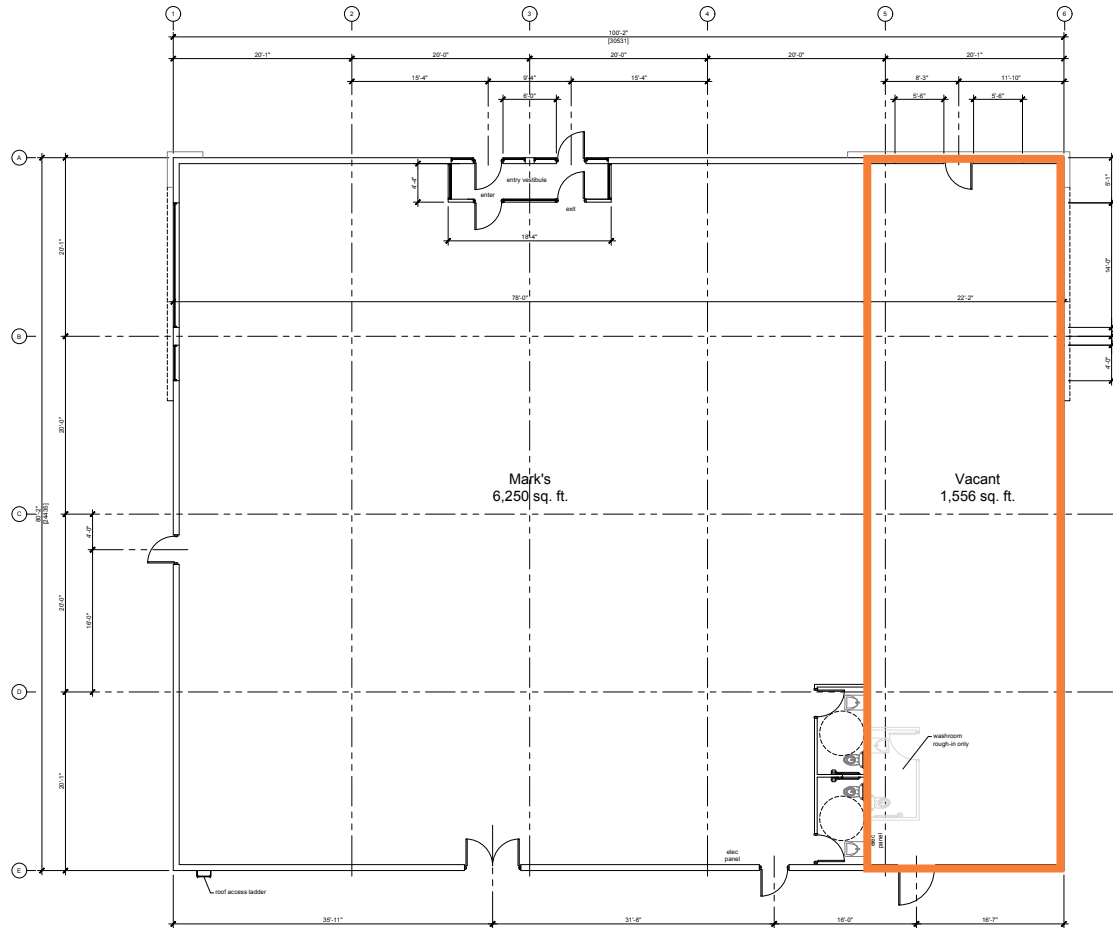
SALIENT DETAILS

Civic Address:	450 Sarah Road, Invermere, B.C.
Leasable Area:	1,556 SF
Zoning:	C-3 (Regional Commercial Zone)
Occupancy:	Immediately
Access:	Direct egress to the Columbia River Bridge westward and Kootenay Highway eastward
Operating Costs:	Please Contact Listing Agents
Lease Rate:	Please Contact Listing Agents

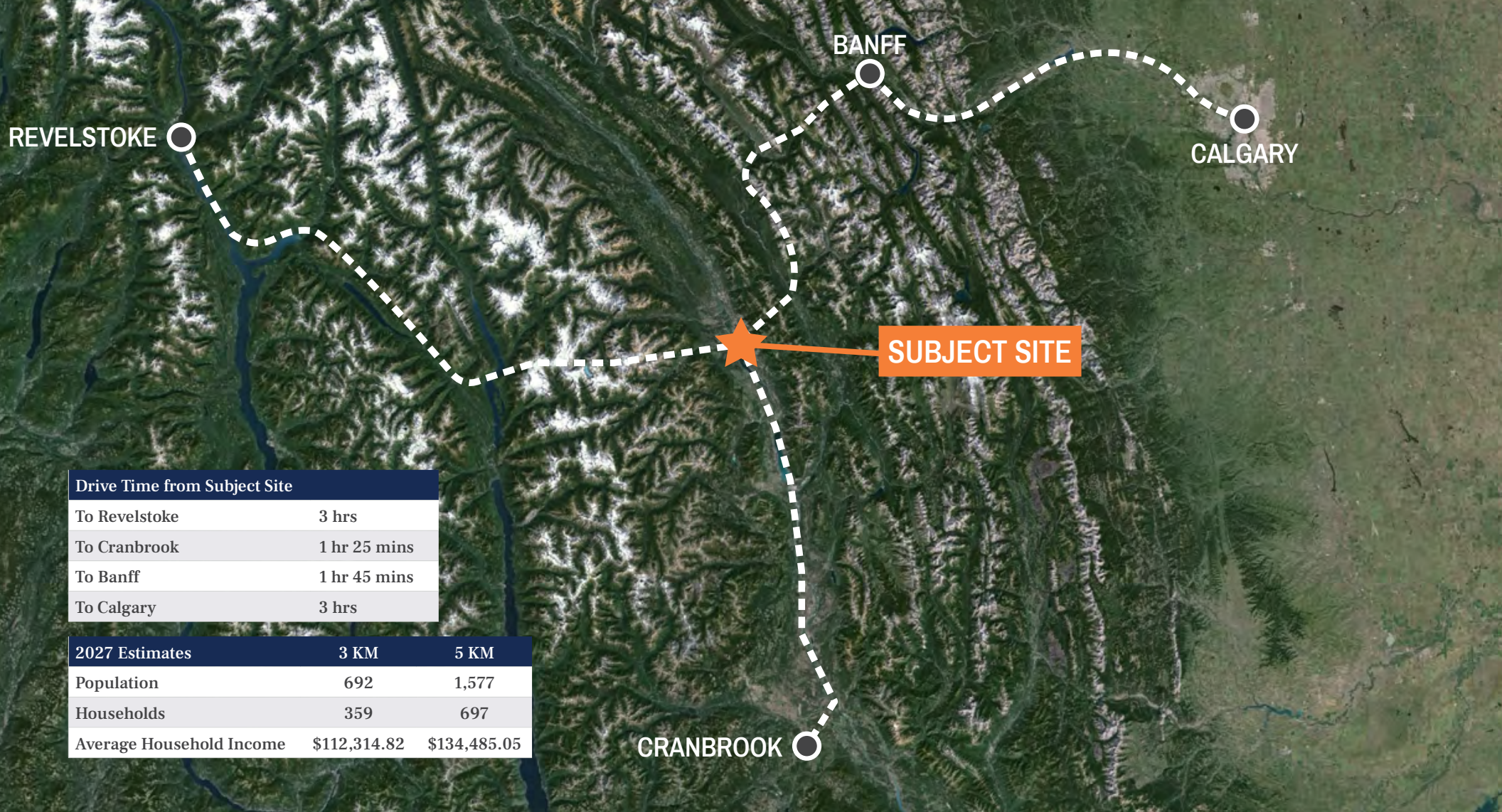
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SITE PLAN



1 FLOOR PLAN
SCALE: 3/16" = 1'-0"



Drive Time from Subject Site	
To Revelstoke	3 hrs
To Cranbrook	1 hr 25 mins
To Banff	1 hr 45 mins
To Calgary	3 hrs

2027 Estimates	3 KM	5 KM
Population	692	1,577
Households	359	697
Average Household Income	\$112,314.82	\$134,485.05

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