



Fertile Acreage Along Highway
30 Minutes to Revelstoke in Malakwa, BC



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PROPERTY DETAILS

Listing Number:	25291
Price:	\$375,000
Taxes (2025):	\$3,146
Size:	5.55 acres

DESCRIPTION

Quality small acreage property along the Trans-Canada Highway in Malakwa between Sicamous and Revelstoke (20 km east of Sicamous and 50 km west of Revelstoke).

Property is 5.55 acres of flat and cleared land with good access, power and partial services. The land has been vacant for many years, its former use (two owners ago) was a motel that has now been removed and is ready for its next chapter. Across the side road is a café, behind the land and towards the Eagle River are a couple of private residences, while across the highway is a larger agricultural property.

Excellent highway access from east and west with frontage road and turning lanes off highway. Permitted uses include a house plus secondary dwelling, B&B, and all agricultural uses. The property would make an ideal greenhouse property with year-round fruit stand. Excellent access for transport to Revelstoke and Sicamous and great highway exposure. Approximately half the land is high and dry, and ready for development into structures being a former motel site that has since been deconstructed and half open grass land.

Bring your ideas to this rural site only 30 minutes to the bustling and undersupplied Revelstoke real estate market.

LOCATION

3785 Malakwa Road - Malakwa, BC

Property fronts on both Malakwa Frontage and Bertholm Road.

AREA

The community of Malakwa is located off the Trans-Canada Highway 1 in the Eagle Valley of the Shuswap region of British Columbia. A large portion of the residents here are employed in the agricultural or forestry industries. The housing supply consists of mostly large and small farms and ranches with a few pockets of smaller lots. The area falls within the Columbia Shuswap Regional District (CSRD).

This corridor, heading east is the gateway to rugged mountains, glistening glaciers, lush forests, and tumbling waterfalls of the Columbia Mtns and to the west are the Shuswap Lakes. Malakwa sits on the fringe of the wet belt which extends to the east and through to snowy Revelstoke making it a big draw for winter recreational pursuits. An excellent recreational home base!

There are few businesses, a gas bar and store with great baked goods, and superb little café/restaurant across the road.

Yard Creek Provincial Park is situated 4 kilometres (2.5 miles) south of Malakwa on Highway 1.5 only a kilometre from the property.

RECREATION

The local area is well known as a recreational mecca, some of the highlights are listed below.

Fishing/Wildlife

There are some fantastic creeks and small fishing lakes such as Liver, Cariboo or Kidney Lakes, and access to the Eagle River is across a small strip of Crown land.

Snowmobiling

Sledding here is truly awesome. There are groomed trails on four local mountains featuring riding for every level of experience. The deep powder snow extends the sledding season well into the late spring. Snowmobilers are drawn to either Queest Mountain northwest of Malakwa, and Owlhead/Mara Mountain to the south of Malakwa.

Golf

5-10 minutes to the west is the Eagle River Golf Course, 5 minutes further is the lakeside course of Hyde Mountain or drive into Revelstoke and play the course there and the soon to be open Cabot Links course.

Boating

Access to Shuswap Lake is 10 minutes to the west.

The Enchanted Forest and Skytrek Adventure Park 10 minutes to the east on the Trans-Canada Highway, the Enchanted Forest and Skytrek Adventure Park is a major draw for people all ages. Skytrek Adventure Park offers ziplining, ropes and climbing courses, a large climbing wall, kids rope course area, and more while its neighbor business, Enchanted Forest has pleasant walks through Old Growth Forest, a magical setting for over 250 lovingly hand-crafted fairy tale figurines. Climb a giant 800-year-old cedar tree or stand inside the huge trunk of another.

MAP REFERENCE

50°55'26.42"N and 118°47'47.81"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

IMPROVEMENTS

Bare land.

SERVICES

Power, phone, well for water (no well report, the well at a minimum requires a flush out), Internet, cell service. Septic from former structure is no longer useable.

ZONING

AG 1

Property is in the ALR

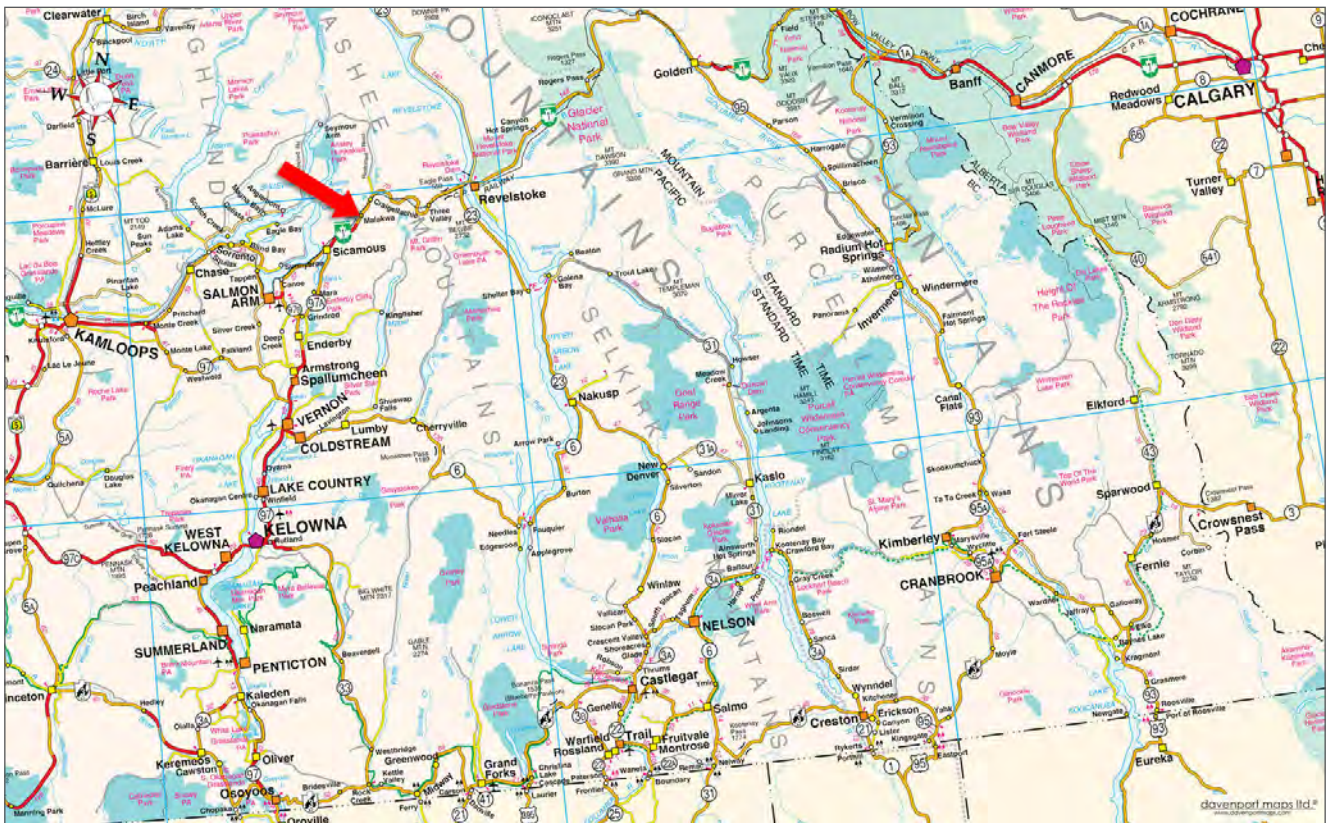
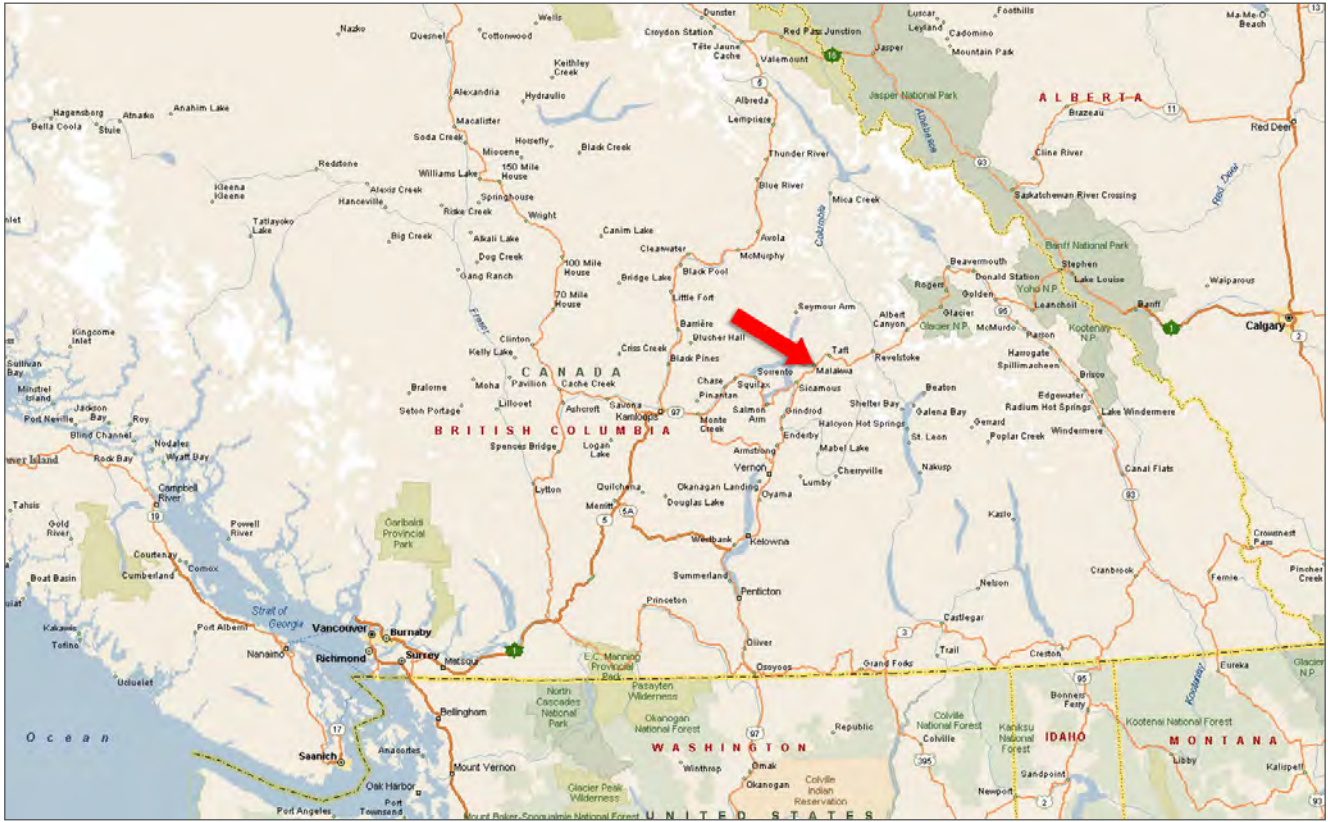
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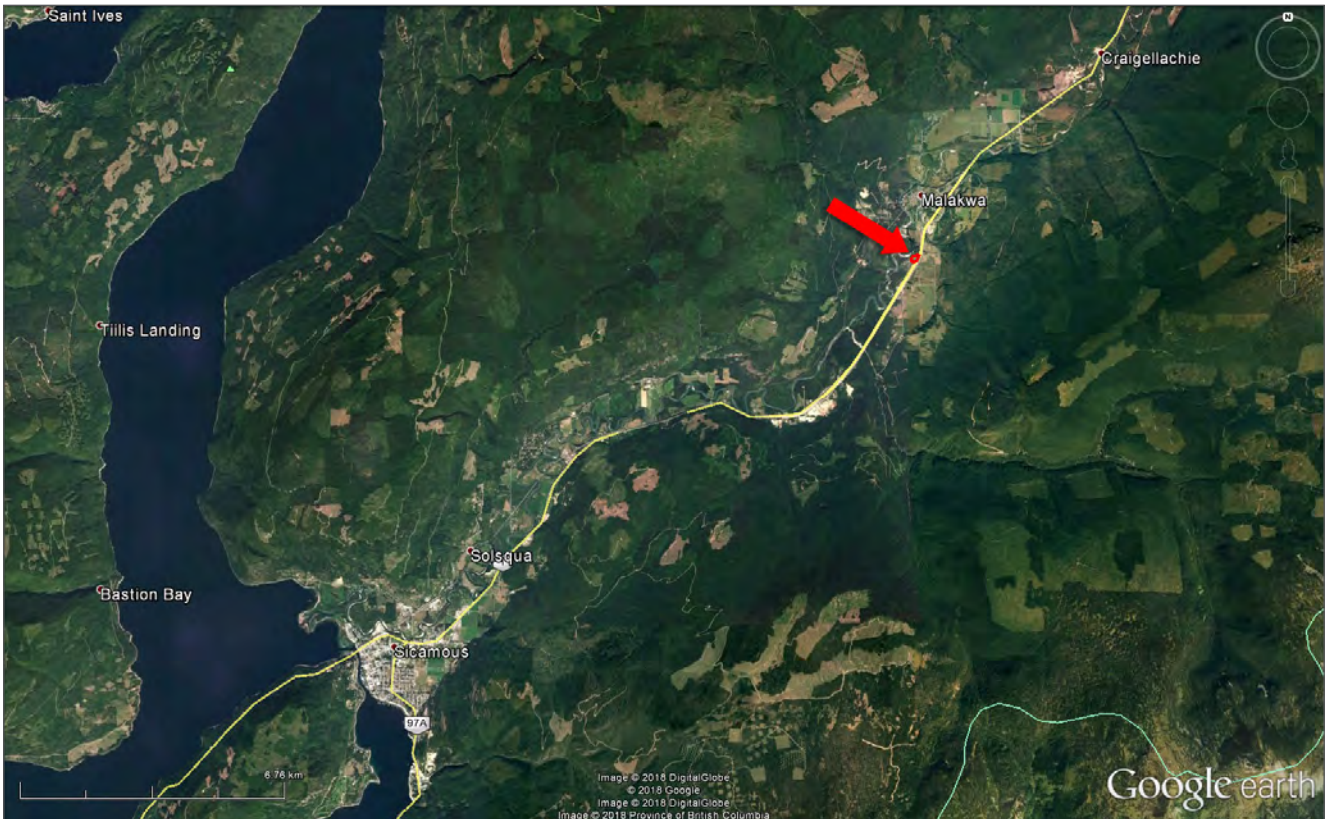
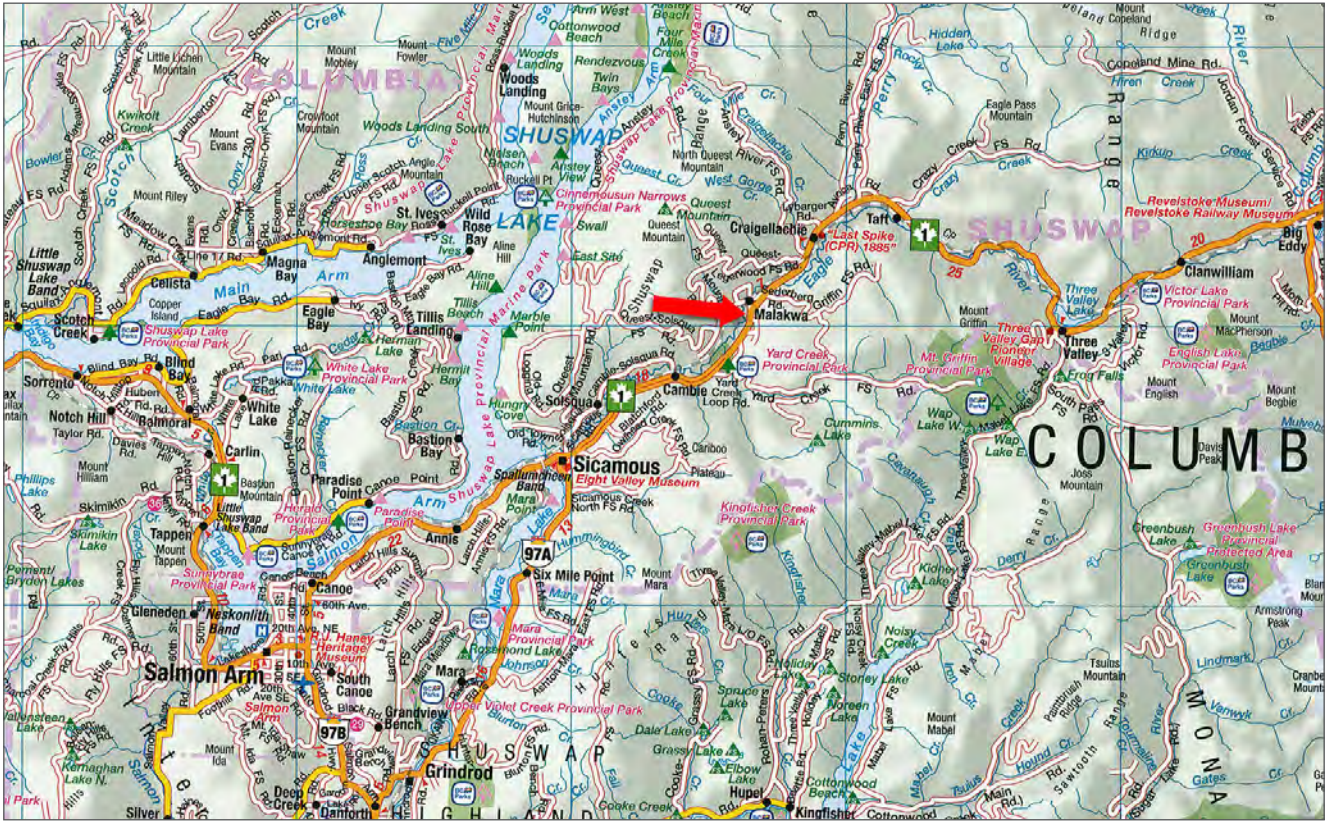
Lot: 2; PI: NEP13015; LD: Kamloops Div of Yale (25); Section: 32; Town: 22; Range: 6; Meridian: W6; Narrative: Meridian W6, Except Plan NEP16568.

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