



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



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30 Minutes to Revelstoke in Malakwa, BC

PROPERTY DETAILS

Listing Number:	23189
Price:	\$375,000 + GST
Taxes (2022):	\$2,600
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. This corridor is a gateway to rugged mountains, glistening glaciers, lush forests, tumbling waterfalls and crystal-clear lakes, making the area between Sicamous and Revelstoke an outdoor person's paradise. Malakwa sits 10 minutes east of Sicamous and 30 minutes west of Revelstoke. The area is home a small community of year-round residents, but more recreational owners and visitors and some operational farms/ranches. There are few businesses other than a gas bar and store, café, restaurant, pub and go karts. Malakwa sits on the fringe of the wet belt which extends to the east and through snowy Revelstoke making it a big draw for winter recreational pursuits. A few area specifics are a follows:

Yard Creek Provincial Park is situated 4 km (2.5 miles) south of Malakwa on Highway 1.5 only a kilometre from the property. The icy temperature of Yard Creek precludes swimming on even the hottest days.



The remote Mount Griffin Provincial Park southeast of Malakwa was created to protect a range of ecosystems, from valley bottom wetlands to alpine and subalpine environments. The park consists of three separate areas, partially surrounding Mount Griffin Ecological Reserve. There is a small campsite in the park at Caribou Lake (west side of the park) and a Forest Recreation Site at Wap Lake (just outside the southwest corner of the park). The west side of Mount Griffin can be accessed via the Yard Creek Forest Service Road, beginning at Yard Creek Provincial Park. The Caribou Lake trailhead is about 20 km from Yard Creek Park. The road is rough and seldom used; four-wheel drive vehicles with good clearance are recommended. Caribou Lake is about 3 km from the end of the road on a narrow trail.

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 to fish and small fishing lakes such as Liver, Caribou or Kidney Lakes and in terms of wildlife/nature watching the Chinook salmon run comes up tard creek a couple kilometres from the property. The area is also frequented by moose, deer, mountain caribou, bears and cats.

Hiking

The short Caribou Lake Trail (just over 1 km) leads to a pristine sub-alpine mountain lake with good fishing and a user-maintained Forest Service campsite for overnight visits. At the same location, the 1-kilometre Cummins Lake Trail leads to a remote subalpine lake that has a user-maintained Forest Service Campsite. Fishing can be good. Another nearby hike is easy Gorge Creek Trail (1.5 km/1 hour) and leads from the Last Spike monument at Craigellachie along both sides of Gorge Creek through an old-growth forest and past three small falls. Yard Creek provincial Park and the more remote Mount Griffin Provincial Park both offer additional hikes. And if you like

beautiful scenery, then take a walk on the Malakwa Suspension Bridge spanning the Eagle River in Malakwa.

Snowmobiling

Snowmobiling is truly awesome in the area around Sicamous and Malakwa. Groomed trails on four local mountains feature riding for every level of experience—novice to extreme. The deep powder snow extends the sledding season well into the spring. Snowmobilers are drawn to either Queest Mountain northwest of Malakwa, and Owlhead/Mara Mountain to the south of Malakwa.

Golf

5 minutes to the west is the Eagle River Golf Course, 5-10 minutes further is the lakeside course of Hyde Mountain.

Boating

Access to Shuswap Lake is 5-10 minutes to the west and arguably the largest draw to the area.

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

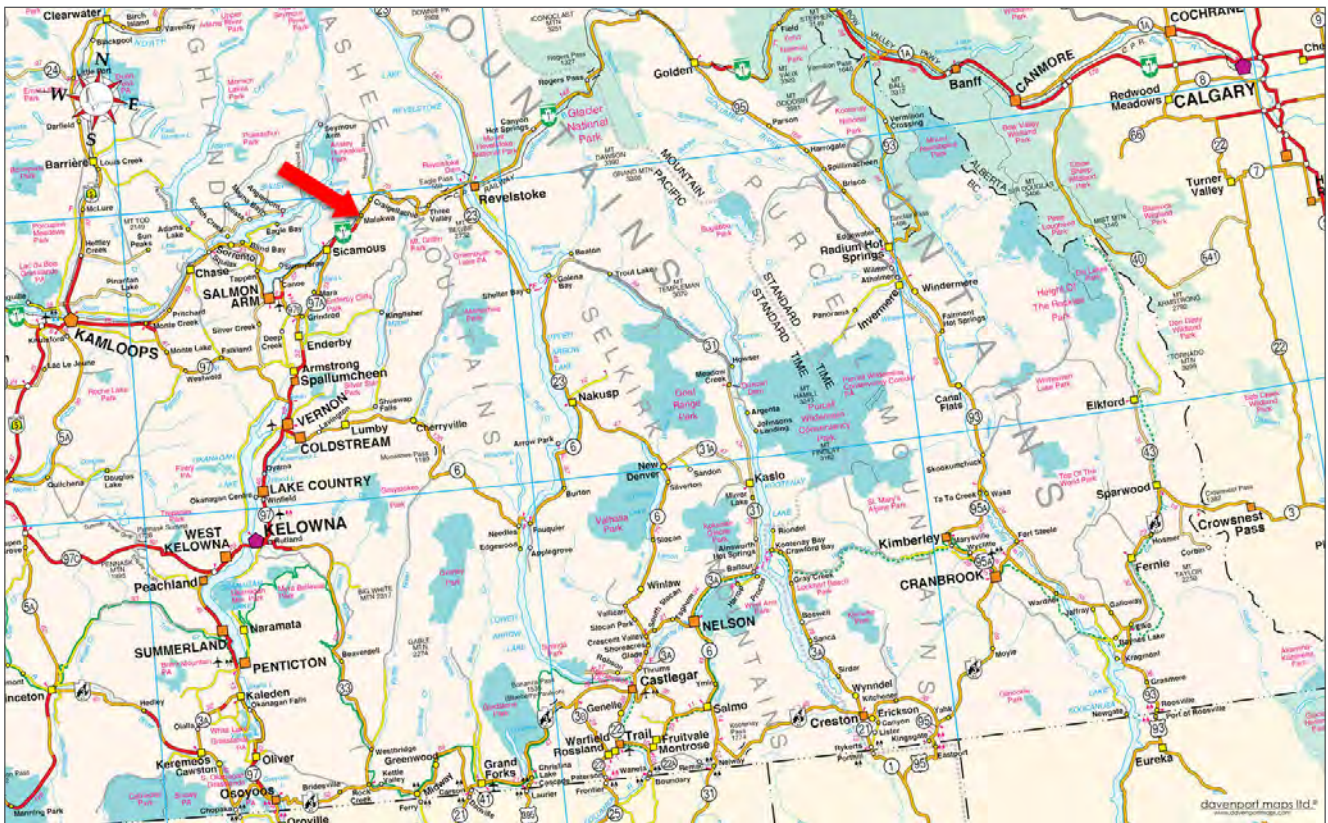
AG 1
Property is in the ALR

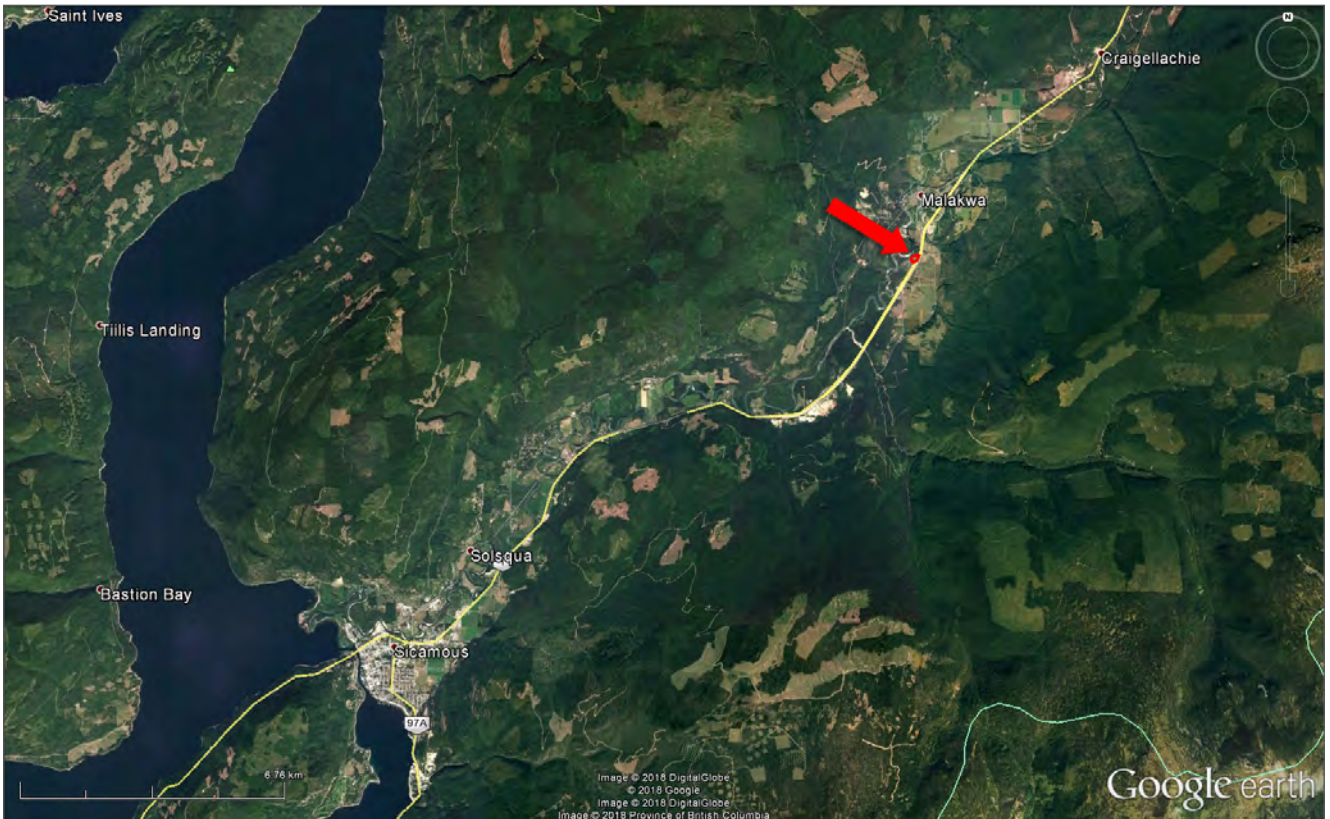
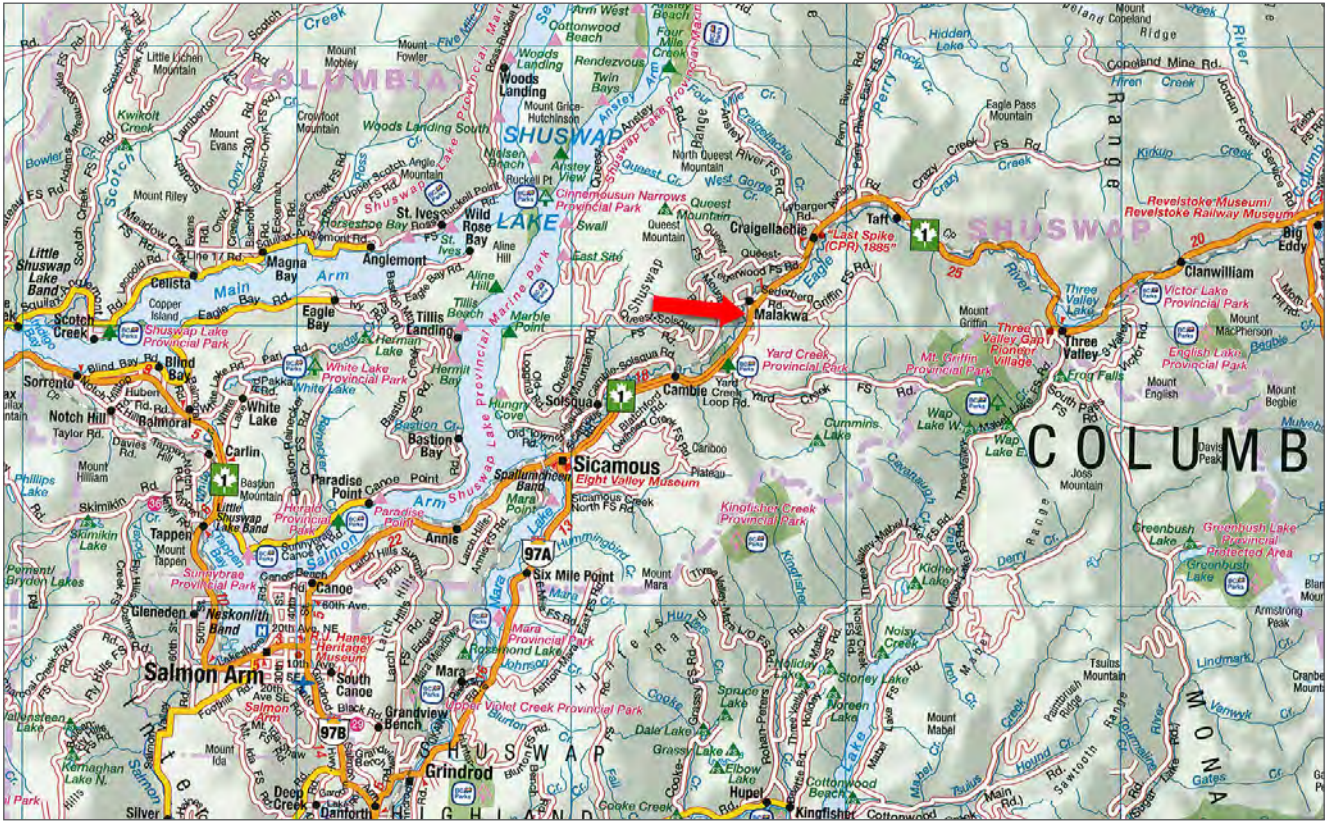
LEGAL

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

PID 007-433-000













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