

FOR SALE

912 TRANS CANADA HIGHWAY

CACHE CREEK, BC

EXCEPTIONAL HIGHWAY COMMERCIAL REDEVELOPMENT OPPORTUNITY



PROPERTY FEATURES

EXPOSURE
Direct exposure and immediate access to Highway 1

ZONING
C1 - General and Highway Commercial

ACCESS
Two (2) access points into property

POTENTIAL
Redevelopment potential for developers, investors or retailers

TENANT
Single Tenanted: One (1) Tenant Old Dutch Foods on MTM NNN Lease

THE NUMBERS

SIZE
Land: 43,556 SF (approximately 1 acre)
Building: 2,200 SF

PRICING
$750,000.00
Annual NOI: $24,200.00
2026 PTAX: $7,596.94

Exceptional Highway Commercial Redevelopment Opportunity! Strategically located directly off Trans Canada Highway, this property offers approximately 1.00 acre (43,556 SF) of prime highway redevelopment commercial land WITH TWO direct access points off the highway.

The property features an approximately 2,200 SF building, currently occupied by a single national tenant (Old Dutch Foods) on a month-to-month NNN lease providing strong holding income to offset carrying costs while exploring future redevelopment opportunities.

Zoned C1 (General and Highway Commercial), the property offers excellent redevelopment potential for a wide variety of commercial uses, including quick-service restaurants, gas stations, highway-oriented retailers and many more ventures, subject to zoning confirmation and municipal approvals.

Offered at a competitive price of $750,000 - this property presents an attractive opportunity for investors, developers and owner-users to purchase a piece of real estate located directly along TC1 with immediate income and future redevelopment potential.

ZONING

C1 GENERAL AND HIGHWAY COMMERCIAL

8.7 C1 – GENERAL AND HIGHWAY COMMERCIAL

8.7.1 Purpose

An area that focuses on commercial opportunities and complementary commercial services.

8.7.2 Principal Uses

Within the C1 – General and Highway Commercial Zone, the following principal uses only shall be permitted:

a)	Auto Service Station
b)	Automotive Major
c)	Bank
d)	Building Supply Establishment
e)	Café
f)	Club or Lodge
g)	Drive-In Theatres
h)	Funeral Parlor
i)	Health Service Centre and Clinic
j)	Library
k)	Mixed Use Building
l)	Mobile Home Sales, Service and Storage
m)	Nursery and Greenhouse, Commercial
n)	Office
o)	Office Storage Building and Yard for Contractors
p)	Overnight Accommodations
q)	Personal Service Establishment
r)	Place of Worship
s)	Public Assembly and Entertainment Uses
t)	Public Services and Infrastructure
u)	Public Utility
v)	Recreation Use, Commercial
w)	Rental Parcel, Including Related Minor Repair Shop
x)	Restaurants
y)	Retail
z)	Retail Cannabis Sales, Subject to Section 6.1
aa)	School, Commercial
bb)	Service Establishment
cc)	Tourist Information Centre
dd)	Veterinary Clinic
ee)	Warehousing
ff)	Welding, Machine or Blacksmith Shop

8.7.3 Accessory Uses

Within the C1 Zone, only the following uses shall be permitted as accessory uses to a permitted principal use:

a)	Accessory Buildings and Structures
b)	Accessory Dwelling Unit
c)	Retail Store accessory to a permitted use
d)	Single Dwelling Unit for Owner's Suite / Caretaker Suite Accessory to a Permitted Principal Use
e)	Short-Term Rental – Minor
f)	Short-Term Rental – Major

8.7.4 Parcel Area

No parcel shall be created in this zone which is less than the following minimum parcel area:

	Minimum Parcel Area
a) All buildings and uses	550 sq m [5,920 sq ft]

8.7.5 Parcel Frontage

No parcel shall be created in this zone which is less than the following minimum parcel frontage:

	Minimum Parcel Frontage
a) All buildings and uses	15.0 m [49 ft]

8.7.6 Maximum Heights

The following maximum height shall apply to buildings and fences in this zone:

	Maximum Height
a) Principal Building	12.0 m [39 ft]
b) Accessory Building or Structure	1.5 m [5 ft] less than the Principal Building

8.7.7 Setbacks

The following minimum setbacks apply to principal buildings in this zone:

	Minimum Setback
a) From front parcel line	6.0 m [20 ft]
b) From rear parcel line	3.0 m [10 ft]
c) From side parcel line	3.0 m [10 ft]










Kamloops, BC
50 mins
Kelowna, BC
2 hrs 40 mins
Vancouver, BC
4 hrs
Subject Property
Star House Restaurant
Riverside Motel
Otter Valley Co-op Cardlock
Husky House Restaurant
Husky/Esso Gas Station
Collins Road
Highway 1
Old Cariboo Road

VENTURE COMMERCIAL

Let's chat.

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