

# FOR SALE

Waterfront Multi-Family Development Site

470 – 480 – 490 – 498 Esplanade Avenue, Harrison Hot Springs, BC



for further information please contact:

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**Goodman**  
**report:**

## Offering

A superb rarely available waterfront multi-family development site offering spectacular views of lake and mountains.

## Municipal Address

470 – 480 – 490 – 498 Esplanade Avenue, Harrison Hot Springs, BC

## Location

The subject property, consisting of 4 legal lots, is located on the waterfront in the popular Harrison Hot Springs village, the destination of the world famous Harrison Hot Springs Resort and Spa. Positioned on the east side of the village, the site is directly across from the Boat Launch and eastern most part of the Lagoon at the opposite end of the waterfront.

Harrison Hot Springs is located 123 KM east of Vancouver via the TransCanada Highway and is located just north east of Chilliwack via Highway 9 and just east of Mission via Highway 7. The village has a permanent population of approximately 1,600 people and an extremely limited land mass.

## Property Description

The vacant property fronts on Esplanade and backs off Lillooet Avenue, running west from Spruce Street and is situated across from Harrison Lake and the Lagoon. There are sweeping panoramic views of the lake and mountains.

## Legal Description

LOT 7, 8, 9, 10, BLOCK 4, SECTION 13, TOWNSHIP 4, MERIDIAN 6, PLAN 251

## PIDs

011-535-415 | 011-535-423 | 003-577-554 | 006-647-154

## Site Size

43,560 sq. ft. | 1 acre (approx.) | 264' x 165' | Each Lot 10,890 sq. ft. or 66' x 165'

## Assessment (2010)

	470 Esplanade	480 Esplanade	490 Esplanade	498 Esplanade
Land	\$236,000	\$533,000	\$533,000	\$266,000
Improvement	\$ 31,700	0	0	0
<b>Totals</b>	<b>\$267,700</b>	<b>\$533,000</b>	<b>\$533,000</b>	<b>\$266,000</b>
Taxes	\$1,989.00	\$10,854.00	\$11,004.46	\$5,510.60

## Current Zoning

C-2 (Lakeshore Commercial)

For zoning details, please visit:

<http://www.harrisonhotsprings.ca/village-of-fice-zoning-ocp.html>

## Density Under Current Zoning

1.25 Floor Space Ratio  
(possibility of higher density)

## Residential Density

100 units per hectare

## Waterfront Frontage

264 Feet (approximately)

## Asking Price

**\$4,600,000** (offers)

## Please Note

490 and 498 Esplanade are listed with David and Mark Goodman of Macdonald Commercial Real Estate, while 470 and 480 Esplanade are listed with Marcel Juneau of Home Life Realty in Chilliwack. Marcel can be reached at 604.819.1174 or 604.795.2955.

The two real estate companies are working jointly on the marketing of the 4 lots.

For further information on Harrison Hot Springs and surrounding area, please call either realtor.



*Views looking north from site*

# Map

470 – 480 – 490 – 498 Esplanade Avenue  
Harrison Hot Springs, BC



## Goodman report:

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.