

# \$2,070,000 - Lot 2 93/95 Highway Lot# 2, Invermere

MLS® #10363937

**\$2,070,000**

0 Bedroom, 0.00 Bathroom,  
Vacant Land on 7.59 Acres

Invermere, Invermere, British Columbia

This 7.59-acre commercial lot offers one of the most prominent development opportunities in the Columbia Valley. Located directly on Highway 93/95, the main corridor through the region, the property benefits from exceptional visibility and consistent year-round traffic. Thousands of vehicles pass by daily, making this site ideal for businesses that rely on exposure and accessibility. The lot provides a generous 7.59 acres (approximately 330,748 square feet) of level land, allowing for flexible development options. Its wide highway frontage enhances signage opportunities and ensures maximum visibility. The property is located just minutes from Invermere, Windermere, and Fairmont Hot Springs, Radium Hot Springs and offers convenient access to the area's recreational amenities, including golf courses, ski hills, and Lake Windermere. Lot outlines are approx. Zoning permits a wide range of commercial uses, and the size of the lot opens the door for large-format development such as a fuel station, hotel, restaurant, retail plaza, or mixed-use project. Buyers may also explore subdivision or phased development, subject to approvals. With commercial demand in the Columbia Valley steadily increasing, this property represents a rare chance to secure a large, highway-front parcel in a high-growth area. It is an excellent opportunity for either immediate development or a strategic long-term investment. (id:36535)



## Essential Information

|           |             |
|-----------|-------------|
| Listing # | 10363937    |
| Price     | \$2,070,000 |
| Bathrooms | 0.00        |
| Acres     | 7.59        |
| Type      | Vacant Land |
| Sub-Type  | Freehold    |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | Lot 2 93/95 Highway Lot# 2 |
| Subdivision | Invermere                  |
| City        | Invermere                  |
| State       | British Columbia           |
| Zip Code    | V0A1K2                     |

## Amenities

|           |             |
|-----------|-------------|
| Utilities | Electricity |
|-----------|-------------|

## Additional Information

|        |         |
|--------|---------|
| Zoning | Unknown |
|--------|---------|

## Listing Details

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Listing Office | Courtesy Of DK Rice and RT Rice Of Royal LePage Rockies West |
|----------------|--------------------------------------------------------------|

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