

**FOR SALE**  
Highway Commercial  
Development Site



**PRICE REDUCED**

**61874 Estell Road**  
Hope, BC

**Danny Su**  
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## Salient Details

### Property Address

61874 Estell Road, Hope, BC

### PID

002-293-277

### Legal Description

Lot 1, Plan NWP17065,  
Section 1, Township 5,  
Range 27, Meridian W6, New  
Westminster Land District,  
Except Plan SRW PL73383

### Zoning

C-2: Highway Commercial  
RU-1: Rural

### Site Size (Approx.)

<b>C-2</b>	7.75 acres
<b>RU-1</b>	5 acres
<b>Total</b>	12.75 acres

### Gross Taxes (2024)

\$38,323.82

### Asking Price

~~4,950,000~~ \$4,600,000

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# 61874 Estell Road

Hope, BC

## Opportunity

NAI Commercial is pleased to present a unique investment opportunity—a 12.75-acre commercial and residential development site situated at 61874 Estell Road, Hope, BC, “the Property”. The strategic location benefits from the Trans Canada Highway (Hwy 1) traversing the site, approximately 7.75 acres of commercial development to the North and around 5 acres for residential purposes to the South.

## Zoning

The Property boasts dual zonings, encompassing Highway Commercial (C-2) and Rural (RU-1). The C-2 zoning is conducive to commercial endeavors aligned with major travel routes, catering to tourists and the wider public, while the RU-1 zoning is apt for agricultural, resource, recreational, or low-density rural uses. This diverse zoning structure enhances the property’s versatility and investment potential.

## Location

Strategically situated on both sides of Highway 1, 61874 Estell Road presents over an impressive 700 feet of highway visibility. Positioned at the far West end of the District of Hope, this location serves as a pivotal entry point for travelers heading East from the Lower Mainland and would be the last stop before the next major town.

Hope, a central hub, enjoys proximity to major highways, including Lougheed Highway, Trans-Canada Highway, Coquihalla Highway, and the Crowsnest Highway. This strategic connectivity positions Hope as a gateway to the West Coast, BC North, Interior, and the East Kootenays, establishing the property as a prime investment opportunity at a key juncture of regional transportation routes.

## City

Nestled at the confluence of the Fraser and Coquihalla rivers, Hope, British Columbia, is a district municipality renowned for its breathtaking landscapes, historically significant role in the Fraser Canyon Gold Rush, and a current population of approximately 6,200 residents. Positioned as a gateway to outdoor adventures, Hope offers a strategic location for business opportunities. Its economic landscape is characterized by diverse factors, including the utilization of natural resources such as forestry and agriculture, potential as a sought-after tourist destination with attractions like the Othello Tunnels, and the town’s historical prominence as a transportation hub. The region’s economic vibrancy is further bolstered by a thriving local business community.

## Investment Highlights



Trans Canada Hwy frontage & visibility



Easy access onto and from Hwy 1



Access to Hwy 7, Hwy 1, Hwy 5 and Hwy 3



Close proximity to FVRD Regional Airpark (CYHE)



Two unique zonings on one parcel



Site Map





## Drive Times

Kamloops, BC	2H 5M
Lytton, BC	1H 30M
Kelowna, BC	2H 30M
Princeton, BC	1H 35M
Chilliwack, BC	30M
Mission - Abbotsford, BC	50M
Vancouver, BC	1H 50M



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