

0.83 Acre Development Site



444 Trans Canada Highway occupies a prominent 0.83-acre corner at the main entrance to the District of Hope, British Columbia. Hope is a strategic "gateway" community where Highways 1, 3, 5 and 7 intersect, serving as a key node for provincial travel, tourism, and logistics. The site benefits from strong visibility to Trans-Canada Highway traffic and convenient access to downtown Hope, local services, and the Fraser River recreation corridor.

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Property Description

Civic Address:	444 Trans Canada Highway Hope, BC
Legal Description:	LOT 1, PLAN KAP9850, SECTION 16, TOWNSHIP 5, RANGE 26, MERIDIAN W6, YALE DIV OF YALE LAND DISTRICT PID: 009-640-118
Size:	0.83 Acre
Price:	\$1,899,900

Key Highlights

- 0.83-acre (35,980 sqft) C-5 zoned, fully serviced urban parcel
- Approved DP for 4-storey, ~35,000 sq ft, 30-unit mixed-use building
- High-exposure Trans-Canada Highway corner at the gateway to Hope
- Transition area commercial and residential zoning uses allowing multi-family residential, motel, office, retail and restaurant
- Supportive municipal posture towards downtown revitalization and mixed-use housing
- Attractive pricing relative to Metro Vancouver land, with strong long-term hold potential

Development Opportunity

- **Legally described as Lot 1 Sec 16 TWP 5 RGE 26 W6M Plan 9850 (PID 009-640-118).**
- C-5 zoning permits a broad mix of commercial and residential forms suited to small-town centres.
- Development parameters allow mid-rise construction up to ~4 storeys with moderate residential density.
- Existing DP (valid to March 2026, buyer to confirm) substantially reduces entitlement risk and accelerates project timelines.
- Conceptual design envisions condominiums above ground-floor commercial, consistent with local planning goals.
- Site has access to full municipal utilities, though capacity and connection specifics require confirmation during due diligence.

Site Location

444 TRANS-CANADA HWY, HOPE, BC



District of Hope



Proposed Development



Dimensions

