



Colliers

# White Lake Fishing Resort

Sorrento, British Columbia, Canada

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# The Opportunity

White Lake Fishing Resort represents an opportunity to acquire an established waterfront RV resort with in-place income and clear potential to enhance operational performance and long-term value. Located within the Shuswap region, the property benefits from strong seasonal tourism demand, limited competing waterfront supply, and growing interest from private capital seeking lifestyle-oriented assets.

The resort is comprised of a mix of RV sites, cabins, and a lodge component, generating diversified revenue streams supported by increasing occupancy trends and rising rental rates across comparable assets. The current operation provides stable income while presenting a clear path to revenue growth through improved marketing exposure, operational efficiencies, and potential enhancements to the guest experience.

Investor demand for campground and RV assets has strengthened in recent years, driven by a shift toward experiential real estate and income-generating recreational properties. As traditional asset classes face yield compression, assets such as White Lake Fishing Resort offer both income stability and upside potential, particularly in supply-constrained waterfront markets.



## Key Features

Established waterfront RV resort with diversified income streams

Strong seasonal demand driven by tourism and regional draw

Limited competing waterfront supply supporting long-term value

Opportunity to increase revenue through improved marketing and operations

Growing investor demand for lifestyle and experiential real estate assets

## Investment Highlights



Prime waterfront resort opportunity within a high-demand recreational market



Established income supported by RV sites, cabins, and ancillary revenue



Opportunity to increase occupancy and nightly rental exposure



Strong regional draw from Lower Mainland and Alberta markets



Limited supply of comparable waterfront assets



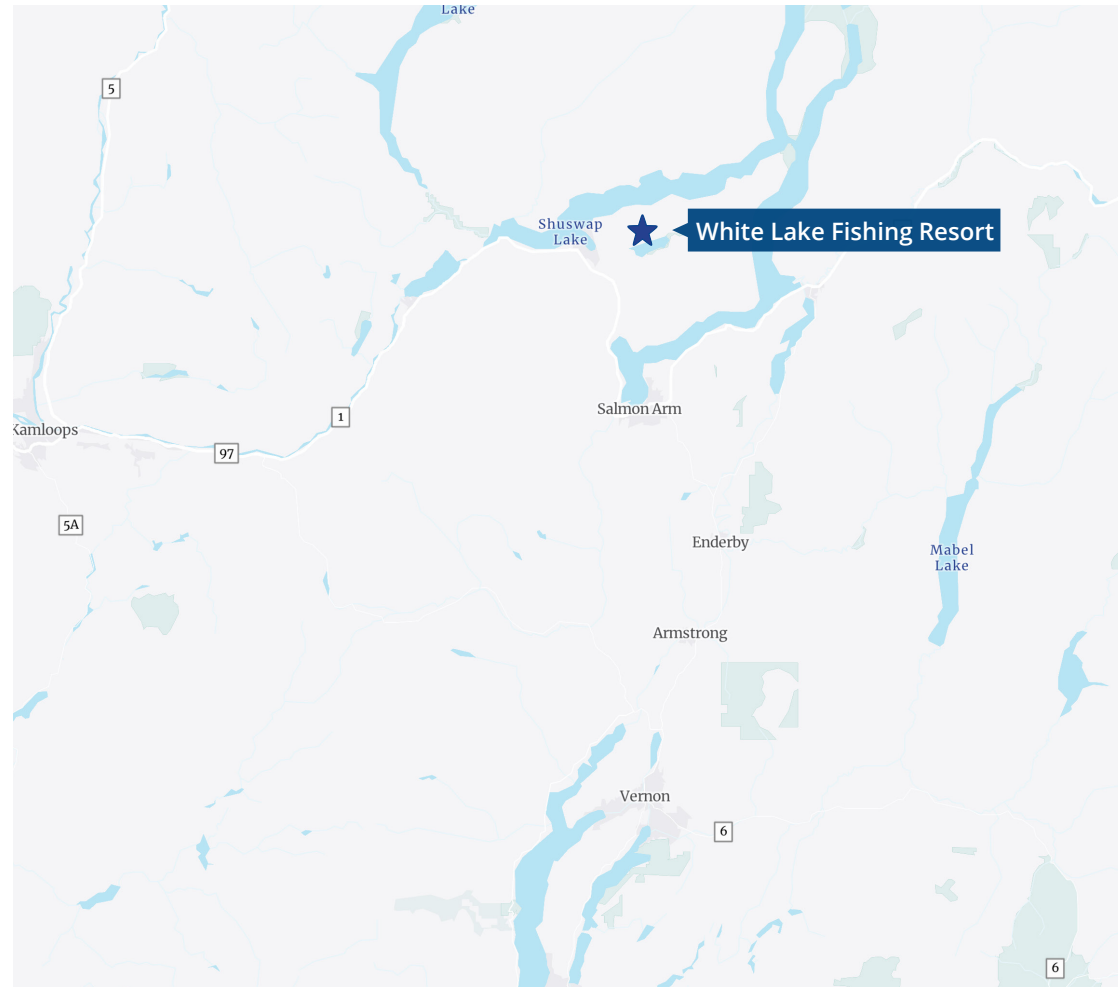
Flexible positioning for continued resort use or repositioning

# The Property



White Lake Fishing Resort is a purpose-built recreational asset operating as a seasonal RV resort with complementary cabin and lodge accommodations. The property is configured to support both short-term and seasonal users, providing a mix of stable recurring income and higher-margin transient revenue potential.

The site benefits from direct access to the lake, offering a strong experiential component that continues to drive occupancy and repeat visitation. Existing improvements support ongoing operations while allowing for future enhancements to further elevate the asset's positioning within the regional market.



## Location Overview

The property is situated within the Columbia-Shuswap Regional District, benefiting from proximity to Salmon Arm, Kamloops, and Kelowna. Drive times are approximately 33 minutes to Salmon Arm, 69 minutes to Kamloops, and 111 minutes to Kelowna.

The Shuswap region is a well-established recreational destination characterized by strong summer tourism, lake-based activity, and increasing interest from both domestic and out-of-province visitors.

## Salient Facts

**Civic Address** 2866 White Lake Road, Sorrento, BC

**Site Area** 1.53 Acres

**Number of Sites** 49 (38 RV, 10 cabins, 1 lodge)

**Zoning** Waterfront Commercial

**Asset Type** Campground / RV Resort

**Stabilized NOI** Estimated at \$205,492



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