

For Sale

7001 Savona Access Road

Waterfront, 10-Room Hotel on 0.8 Acres



BSRE

BRENDAN SHAW
REAL ESTATE

The Property

7001 Savona Access Road Offered For Sale At: \$2,750,000

Brendan Shaw Real Estate Ltd. is pleased to present 7001 Savona Access Road, a turnkey hospitality property set along the shores of Kamloops Lake in Savona, B.C.

The property features 10 well-appointed rooms and suites, including a detached carriage home executive suite, offering a versatile accommodation mix. Recently renovated and refreshed, the property allows for a smooth transition to new ownership with immediate revenue potential. Zoned C-3 under the Thompson-Nicola Regional District, the property supports its current use with flexibility for future commercial opportunities (subject to approvals), and includes a caretaker suite for on-site management.



Property Details

Address: 7001 Savona Access Road Savona, B.C.

PID: 004-306-988

Rooms: 9 + Carriage House + Caretaker Suite

Year Built: 1965

Lot Size: .82 Acres

Zoning: C-3 Highway Commercial Zone

Business Name: Blue Shore Resort

List Price: 2,750,000

With direct beach access and a private dock, the resort delivers a premium lakefront experience that supports strong nightly rates. At full occupancy, the property is capable of generating approximately \$2,440/night in peak season and \$2,145/night in the off-season, providing year-round income and opportunity for additional upside.

Additional amenities include two lakeside hot tubs separated for privacy, along with a ground-level office/retail space generating income through merchandise sales and paddleboard and kayak rentals.

Located a short drive from Kamloops with convenient access to the Trans-Canada Highway, this property offers a compelling blend of lifestyle, stable income, and future growth potential in a desirable waterfront setting.

Property Highlights



10-room boutique resort with detached executive suite



Prime waterfront location on Kamloops Lake with private beach access



Exclusive on-site dock for guest use and watercraft access



Recently renovated and turnkey for immediate operation



Strong revenue potential: up to \$2,440/night in peak season



Year-round income



Additional income streams from retail, kayak & paddleboard rentals.



C-3 zoning under the Thompson-Nicola Regional District allowing for future growth



The Area

Set along the shores of Kamloops Lake, the community of Savona offers a relaxed lakeside atmosphere within easy reach of the amenities and services of Kamloops. Positioned along the Trans-Canada Highway, the area benefits from consistent year-round traffic and strong seasonal tourism, making it a well-established stop for travellers exploring the Thompson-Nicola region.



Outdoor recreation is a major draw. Kamloops Lake is known for its boating, fishing, paddleboarding, and kayaking, while the surrounding hills and bluffs provide excellent hiking and panoramic viewpoints, including the well-known lookout between Savona and Tobiano. The nearby lakeshore cliffs, often referred to locally as “the beach”, are a popular spot for rock climbing, attracting outdoor enthusiasts throughout the warmer months.

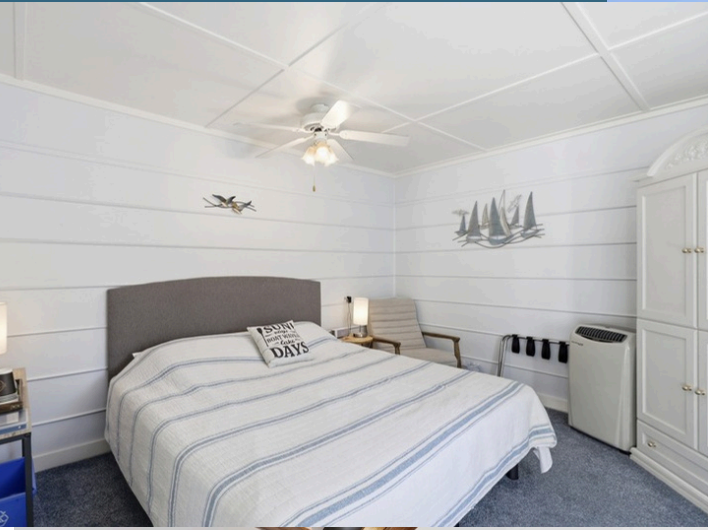


Just minutes away, Tobiano Golf Course stands as one of Canada’s premier public golf destinations, drawing visitors from across the province and beyond. The course’s dramatic lake views and award-winning design significantly contribute to the region’s tourism appeal and repeat visitation.

The area also serves as a gateway to a wide range of four-season activities. In warmer months, visitors are drawn to camping, ATVing, mountain biking, and backcountry exploration, while the shoulder seasons bring hunting and fishing tourism. In winter, the broader Kamloops region supports snowmobiling and access to nearby ski destinations, helping sustain year-round visitation.

With its combination of scenic waterfront, outdoor adventure, and proximity to a major service centre, the Savona/Tobiano corridor continues to grow as a desirable destination for both travellers and investors seeking exposure to British Columbia’s interior tourism market.

Photos



Appendix

- **C-3 Zoning Bylaw**
- **TNRD Property Lines Ariel View**
- **TNRD Property Information Report**
- **Confidentiality Agreement**

For the full listing information package, please complete and return the Confidentiality Agreement to the listing agent

Listing Information Package:

- **Property Title**
- **Corporate Summary**
- **Revenue & Expense Statements**
- **Employment Agreements**

Part 21: C-3 Highway Commercial Zone

Purpose

The purpose of this zone is to permit commercial development catering to the motoring public.

21.1 Permitted Uses

In the C-3 zone, subject to s. 21.1.1, the following uses are permitted on a *parcel* and all others are prohibited:

Principal Uses

- (a) *service station* and the temporary storage of inoperative or damaged vehicles;
- (b) convenience store to a maximum *gross floor area* of 200 square metres;
- (c) tourist related retail including, but not limited to gift shop and produce stand;
- (d) restaurant;
- (e) *traveller accommodation use*;
- (f) *campground*;
- (g) recreational and amusement facilities;
- (h) *golf course*; and
- (i) tourist information booth.

Accessory Uses

The following uses are only permitted subject to a principal use existing on the *parcel*:

- (j) *accessory building*; and
- (k) *caretaker dwelling unit*.

21.1.1 Permitted Uses – Site Specific

In the C-3 zone, the following uses are permitted on a site specific basis only:

- (a) convenience store in the case of Lot 1, Section 11, Township 17, Range 25, W6M, Kamloops Division Yale District, Plan KAP73219 (Spences Bridge, BC); and
- (b) mini-storage facility, limited to the storage of boats, *recreational vehicles* and household goods, in the case of a portion of Lot A, District Lot 367, KDYD, Plan 12930 and Lot 151, District Lot 367, Section 2, Township 21, Range 21, W6M, KDYD, Plan 898 except Plan A31, 6212, 12706 & H302 – 7171 and 7191 Trans-Canada Highway.
- (c) *duplex*, used in conjunction with highway commercial uses, in the case of Lot B, District Lot 550, and of Section 34, Township 19, Range 19, W6M, KDYD, Plan KAP51631 (4836 Trans-Canada Highway, Cherry Creek, BC).

21.2 Density

- 21.2.1 The maximum density for *traveller accommodation use* shall be no more than one *rentable unit* per 100 square metres of *parcel* size.
- 21.2.2 Notwithstanding s.21.2.1, where a *golf course* is used in conjunction with a *traveller accommodation use*, the area occupied by the *golf course* shall not be used in the calculation of density.

21.3 Parcel Size

The minimum *parcel* size shall be as follows:

- (a) 1,000 square metres if the *parcel* is served by a *community water system*; or
- (b) 2,000 square metres if the *parcel* is not served by a *community water system*.

21.4 Parcel Coverage

The maximum *parcel coverage* permitted shall be 30 percent.

21.5 Setbacks

- 21.5.1 The *front setback* shall be 6 metres.
- 21.5.2 The *side setback* shall be 2.4 metres, except where the side lot line abuts a road where it shall be 4.5 metres.
- 21.5.3 The *rear setback* shall be 6 metres, except in the case of an *accessory building* where it shall be 2.4 metres.
- 21.5.4 To qualify the preceding, a *building* that complies with BC Building Code Spatial Separation Requirements having no openings or vents and non-combustible construction may reduce the minimum 2.4 metres setback to 1.5 metres.
- 21.5.5 Notwithstanding the preceding, *service station buildings* shall be set back a minimum of 12 metres from the front lot line, and uncovered pump islands shall be set back a minimum of 5 metres from the front lot line.

21.6 Conditions of Use

- 21.6.1 Each *parcel* shall have a minimum frontage of 30 metres.

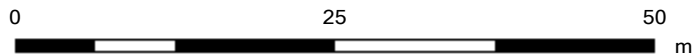
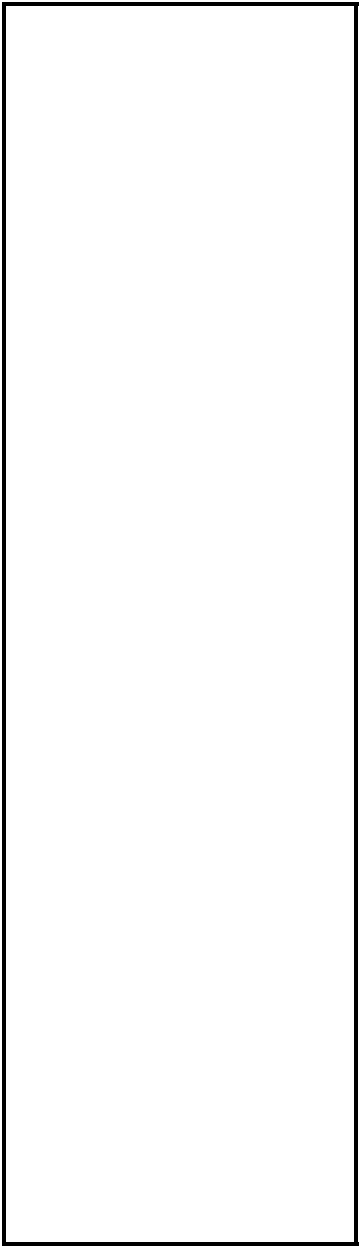
21.6.2 The temporary storage of inoperative or damaged vehicles in conjunction with a *service* station is permitted provided that:

- a) the storage area is completely enclosed by a well maintained view obstructing *fence* or wall in accordance with Part 3 of this Bylaw;
- b) the storage area shall not cover more than 20 percent of the *parcel* or exceed 600 square metres in area; and
- c) there is no stacking of vehicles above the *fence* height.

21.6.3 Car washing establishments shall:

- a) be paved and adequately drained to prevent the accumulation of water; and
- b) have space to accommodate eight customer vehicles on the site.

21.6.4 *Rentable units* permitted under *traveller accommodation use* shall have a minimum floor area of 15 square metres per unit.



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Notes

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Parcel Description

Address

7001 Savona Access Rd

Legal Description

LOT B DISTRICT LOT 367 KAMLOOPS DIVISION YALE DISTRICT
 PLAN 29469

Plan Number

KAP29469

Parcel Type (Class)

SUBDIVISION

Owner Type

PRIVATE

Lot Size(Calculated)(+/-5%) - Approximate lot size is calculated from a Geographic Information System. The true size of the lot is found on a legal survey plan.

Square Meter	Acre	Hectare
3263.52	0.806	0.326

Community

Savona

Local Authority

TNRD (Electoral Area "J")

School District

Kamloops/Thompson



Services

Contact the Local Authority for services provided by other jurisdictions

Water Service	Savona
Sewer Service	N/A
Fire Protection	N/A
Invasive Plants Program	Link
Nuisance Mosquito Reduction	Link

Future Debt (Loan Authorization)

For enquiries, contact the Local Authority

Future Debt

None

Development

For enquiries, contact the Local Authority

Zoning Bylaw 2400	Site Specific Zoning N/A	Zoning C-3
Development Permit Area Riparian DPA	Official Community Plan Name CHERRY CREEK-SAVONA	OCP Designation COMMERCIAL

Lake Classification Special Case Lake,Unclassified	Lake Name Kamloops Lake,Unknown	Lakeshore Development Guidelines (Intersect) Yes
Fringe Area N/A	Floodplain Information Refer to Floodplain Management Bylaw 2828	Agriculture Land Reserve (Intersect) No
Riparian Area (Source: TRIM)(Intersect) Yes	Post-Wildfire Geohazard Risk Restrictions Unknown	

Development and Building Permits

from July 2009 to Present (For enquiries, contact the Local Authority)

Nothing Found

BC Assessment

For enquiries, contact BC Assessment Authority

Folio	Actual Use		Manual class		
724.00480.602	MOTEL AND AUTO COURT		AUTO CRT & MOTEL-BELOW AVERAGE		
Folio	Land Title PID	Assess Year	Land	Improvement	Property Class
724.00480.602	004-306-988	2026	\$79,600.00	\$51,200.00	1-Res
724.00480.602	004-306-988	2026	\$405,000.00	\$261,000.00	6-Bus/Oth
724.00480.602	004-306-988	2025	\$72,300.00	\$58,400.00	1-Res
724.00480.602	004-306-988	2025	\$369,000.00	\$298,000.00	6-Bus/Oth

Disclaimer: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and the Thompson-Nicola Regional District (TNRD) is not responsible for its accuracy, completeness or how current it may be.

7001 Savona Access Rd. - Confidentiality Agreement

Buyer Agent: _____

Prospective Buyer: _____

Buyer Address: _____

Buyer Contact: _____

Dear Sir or Madam:

Re: Confidentiality Agreement

We have advised you that one or more designated agents of Brendan Shaw Real Estate Ltd. is acting as the non-exclusive agent to the owner (the “**Owner**”) of 7001 Savona Access Rd. (the “**Subject Property**”) in connection with the sale of the property and/or subject property assets.

Brendan Shaw Real Estate Ltd. and the designated agent(s) of the Owner, have available for review certain information concerning the subject property. On behalf of the Owner, we are prepared to disclose this information to you for your review in connection with the possible acquisition of the subject property by you. However, such information will be made available to you only on the following conditions:

1. all such information furnished to you by us or by the Owner must be used by you solely for the purpose of evaluating the possible acquisition of the subject property;
2. you must agree to keep any such information on a strictly confidential basis, and not to disclose any such information to any person with the exception of employees, agents or consultants who are acting on your behalf (who must agree to the same terms);
3. you must agree that Brendan Shaw Real Estate Ltd. and its agents have no responsibility for the accuracy or completeness of such information, that the delivery or communication of such information shall not constitute a representation or warranty by us as to the accuracy or completeness of such information and that we shall in no way be liable to you for any inaccuracies in or incompleteness of such information;
4. you must agree not to make any copies whatsoever of any of such information unless you have obtained our prior written consent; and
5. in the event that you determine you do not have any interest in acquiring the subject property, you must promptly return all copies of such information to us

If such conditions are acceptable to you, please execute the Acceptance block located at the bottom of this letter and return a fully executed copy of this letter to us (by mail, delivery, fax or other electronic means).

Yours truly,

Brendan Shaw Real Estate

By: Joel Rodrigues

ACCEPTED AND AGREED this _____ day of _____, 2026.

Agent

Per: _____
(Authorized Signatory)

(Name & Title)

Buyer

Per: _____
(Authorized Signatory)

(Name & Title)



Listed By:

Joel Rodrigues - REALTOR®

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