

# OSO

612 N 7<sup>th</sup> Street N, Golden, BC

COMMERCIAL LEASE OPPORTUNITIES – NEW MIXED-USE DEVELOPMENT  
FEATURING 6 COMMERCIAL RETAIL UNITS AND 48 APARTMENT SUITES

## COMMERCIAL LEASE OPPORTUNITIES



Ned Johnson  
Direct 250-344-8530  
[njohnson@innovationbuilding.com](mailto:njohnson@innovationbuilding.com)

Rod Nadeau  
Direct 604-932-8645  
[rnadeau@innovationbuilding.com](mailto:rnadeau@innovationbuilding.com)

Vidorra Developments Ltd.  
15 -1005 Alpha Lake Rd  
Whistler, BC V0N 1B1

VIDORRA  
DEVELOPMENTS



## OSO 612 7<sup>th</sup> Street N, Golden, BC

### Property Details

**Oso** presents a ‘one of a kind’ commercial lease opportunity in the town of Golden, BC. **Oso** is a fresh, new and sustainable space in one of the town’s most desirable locations. **Oso** is located downtown on the main road to Kicking Horse Mountain Resort, one of North America’s premier ski resorts, and on the river/bike/walking trail connected by a short stroll to the downtown core of Golden through Spirit Square. Spirit Square is the social hub of downtown Golden.

**Oso** is comprised of 48 residential market rental units above 15,000 SF of commercial space. The commercial area is split up between 6 flexible retail spaces that can be modified to suit any need. The commercial uses targeted for the spaces are retail outlets and a café/restaurant with mountain-view patio, facing the world-famous Kicking Horse River. Construction of the building will commence in the Spring of 2018 with an estimated completion of Fall 2019.

### Commercial Lease Opportunities

This offering represents an excellent opportunity for retail businesses to lease the newest commercial space in Golden. With the existing commercial lease market restricted to older buildings of limited sizes, **Oso** is full of great possibilities. **Oso** is a high-performance building offering a host of energy efficient and environmentally conscious design features. These will significantly reduce your operating costs and increase both tenant and customer comfort.

Please contact us with your space requirements to incorporate your needs at the planning stage.

### Commercial Features

- 6 adaptable Commercial Retail Units (CRU) with street access parking
- Sheltered entryways, handicap access, street frontage for all units
- 24 street access commercial parking spaces
- River and mountain view café/restaurant adjacent to park with play structures and pedestrian access from downtown core

### Location

The property is located at 612 7<sup>th</sup> Street N, Golden, BC. **Oso** is located in downtown Golden, 2 blocks away from Golden’s main Trans Canada Highway exit, and on the access road to Kicking Horse Mountain Resort.

The town of Golden is set in a picturesque mountain environment, surrounded by steep snow capped peaks, with the Kicking Horse River bisecting the town. The Trans Canada Highway with over 10,000 vehicles passing per day is only 2 blocks from town and Highway 95 runs through the town. In the middle of 6 National Parks, Golden is a destination location for outdoor adventures. Much of the town’s history is tied to the development and operation of the Canadian Pacific Railway in conjunction with the logging industry. In recent times, there has been a steady growth in multi season adventure tourism. The operation of Kicking Horse Mountain Resort primarily drives the tourism growth; however, there are many other multi season tourist draws throughout the valley. More about Golden at: <http://www.tourismgolden.com>.

### Commercial Retail Units (CRU)

UNIT	Suggested Flexible Space (SF)
CRU 1 (Green)	2,986 SF
CRU 2 (Burgundy)	904 SF
CRU 3 (Pink)	3,000 SF
CRU 4 (Orange)	3,371 SF
CRU 5 (Blue)	2,364 SF
CRU 6 (Purple)	2,369 SF
<b>Total</b>	<b>14,994 SF</b>



### Residential Features

- 48 units of dedicated residential rental apartments
- 66 bedrooms with a projected occupancy of 132 people
- 7 apartment types ranging from 1 to 3 bedrooms

