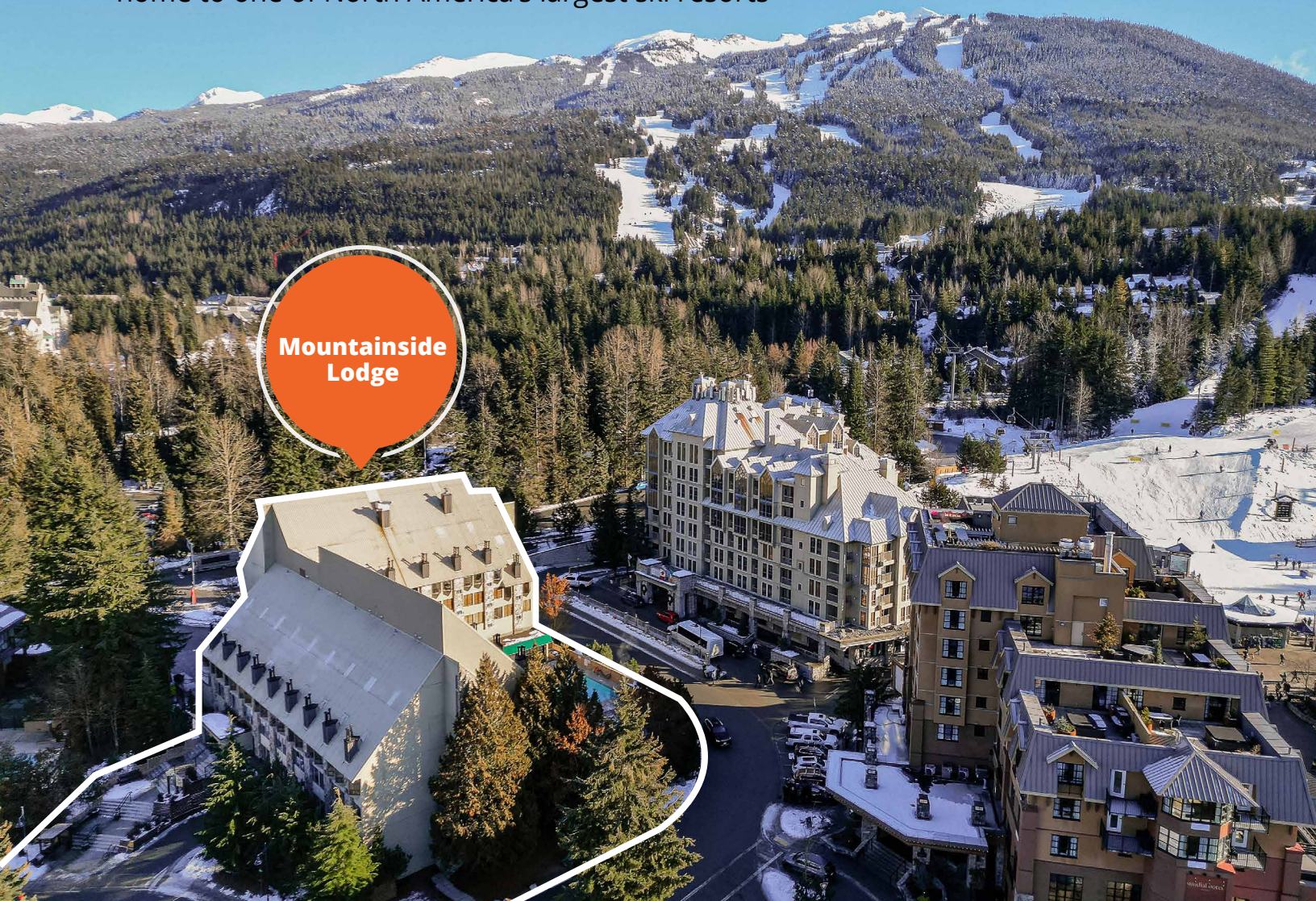


**FOR SALE**

# MOUNTAINSIDE LODGE

56 of 93 strata lots located at 4417 Sundial Place, Whistler, BC

Once-in-a-lifetime opportunity to acquire 42 units in Whistler, BC – home to one of North America's largest ski resorts



**Mountainside  
Lodge**

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**AVISON  
YOUNG**

# The Opportunity

Avison Young is delighted to present an extraordinary, once-in-a-lifetime opportunity to acquire the Mountainside Lodge, 56 of 93 strata lots located at 4417 Sundial Place, Whistler, BC (the "Property" or "Lodge"), a 3-minute walk (280 meters) to the Whistler Village Gondola.





This offering includes:

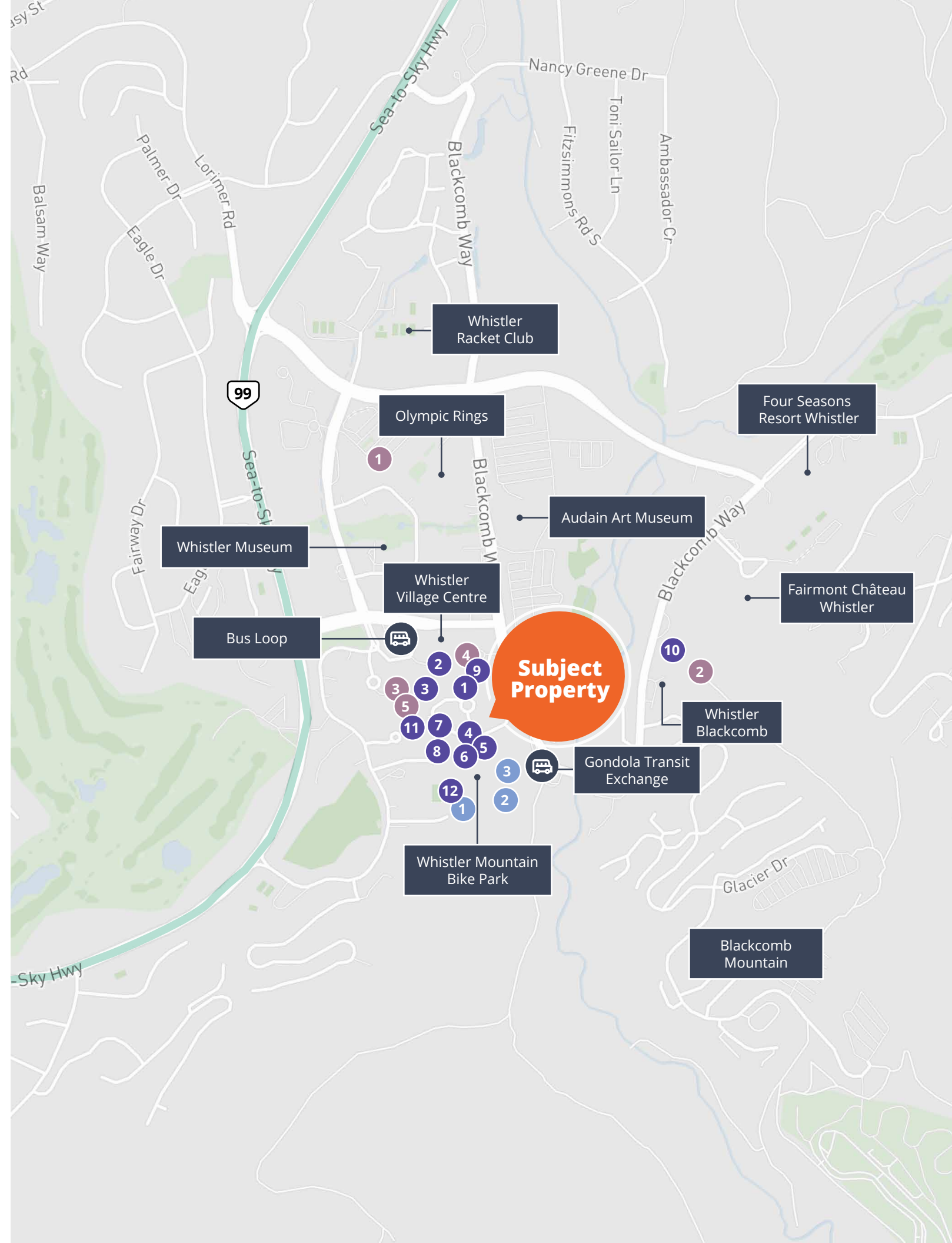
- ✓ **42 rentable units across 56 strata lots (of 93 strata lots),** comprising of **24,227 square feet of net rentable space.**
- ✓ **Free of branding and management agreements,** allowing for flexible operational strategy subject to municipality requirements.
- ✓ A suite of shared premium amenities, including an **outdoor pool and hot tub, secure underground parking, complimentary ski, snowboard, and bicycle storage, Wi-Fi, a fitness center, and laundry facilities.**

The Lodge is in the heart of Whistler Village, just steps from the gondolas and chairlift providing access to Whistler Blackcomb. The walkable village offers a vibrant mix of shopping, dining, and services, ensuring year-round appeal.

This offering is an exceptional opportunity for investors seeking significant revenue potential, redevelopment options, and customizable branding and management solutions—all in one of the world's most renowned mountain resort destinations.

## Opportunity highlights

-  Superb suite mix of studio, one-bedroom and two-bedroom units ranging from 355 sf to 900 sf offering a variety of options and family friendly units
-  Currently operating as a timeshare property, Mountainside Lodge is for sale unencumbered by management and branding allowing for operational flexibility to maximize growth potential
-  As per the zoning bylaw, future development opportunity up to 8 storeys and 3.50 FSR
-  2-hour scenic drive from Vancouver attracting tourism from around the world



### GONDOLAS

1. Whistler Village Gondola
2. Fitzsimmons Express Chairlift
3. Excalibur Gondola Blackcomb

### SHOPPING & SERVICES

1. Fresh St. Market
2. Whistler Farmers Market
3. The Whistler Grocery Store
4. Shoppers Drug Mart
5. BC Liquor Store

### RESTAURANTS AND CAFÉS

1. The Keg Steakhouse + Bar
2. Avalanche Pizza
3. Araxi Restaurant & Oyster Bar
4. Sushi Village
5. Black's Pub & Restaurant
6. The Longhorn Saloon
7. Il Caminetto Di Umberto
8. The Old Spaghetti Factory
9. Earls
10. Merlin's Bar & Grill
11. Starbucks
12. Life Coffee Co
13. Blenz Coffee

**PRICING GUIDANCE**  
**Contact Listing Agents**

# Mountainside Lodge

## Property details

### MUNICIPAL ADDRESS

4417 Sundial Place, Whistler, BC

### LEGAL DESCRIPTION(S)

Multiple – Stratified Timeshare Property

### PID(S)

Multiple – Stratified Timeshare Property

### YEAR BUILT

1981

### ZONING

CC1 – Commercial, Resort Lands

### STRUCTURE

56 stratified lots (total property is 93 stratified lots)

### UNITS

42 rentable units

### SUITE MIX

Office	1
Studio	9 (~355 sf)
Studio loft	19 (~592 sf)
One-bedroom	1 (~484 sf)
One-bedroom deluxe	12 (~700 sf)
Two-bedroom	1 (~900 sf)

### APPROXIMATE NET RENTABLE AREA

24,227 sf

### PARKING

36 secure underground parking stalls

### OWNERSHIP STATUS

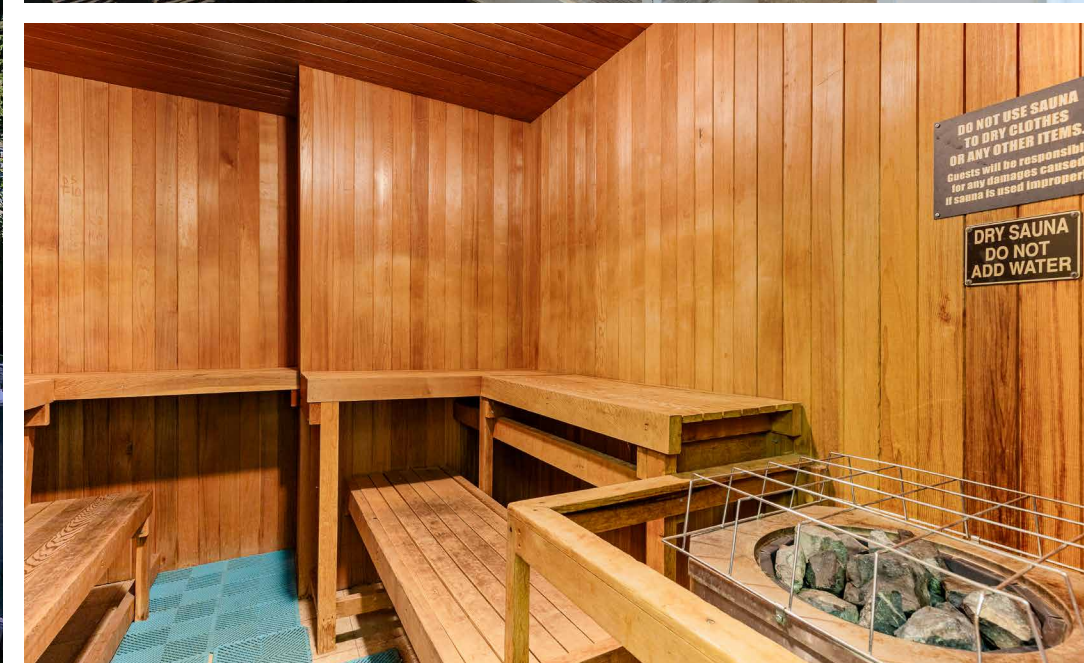
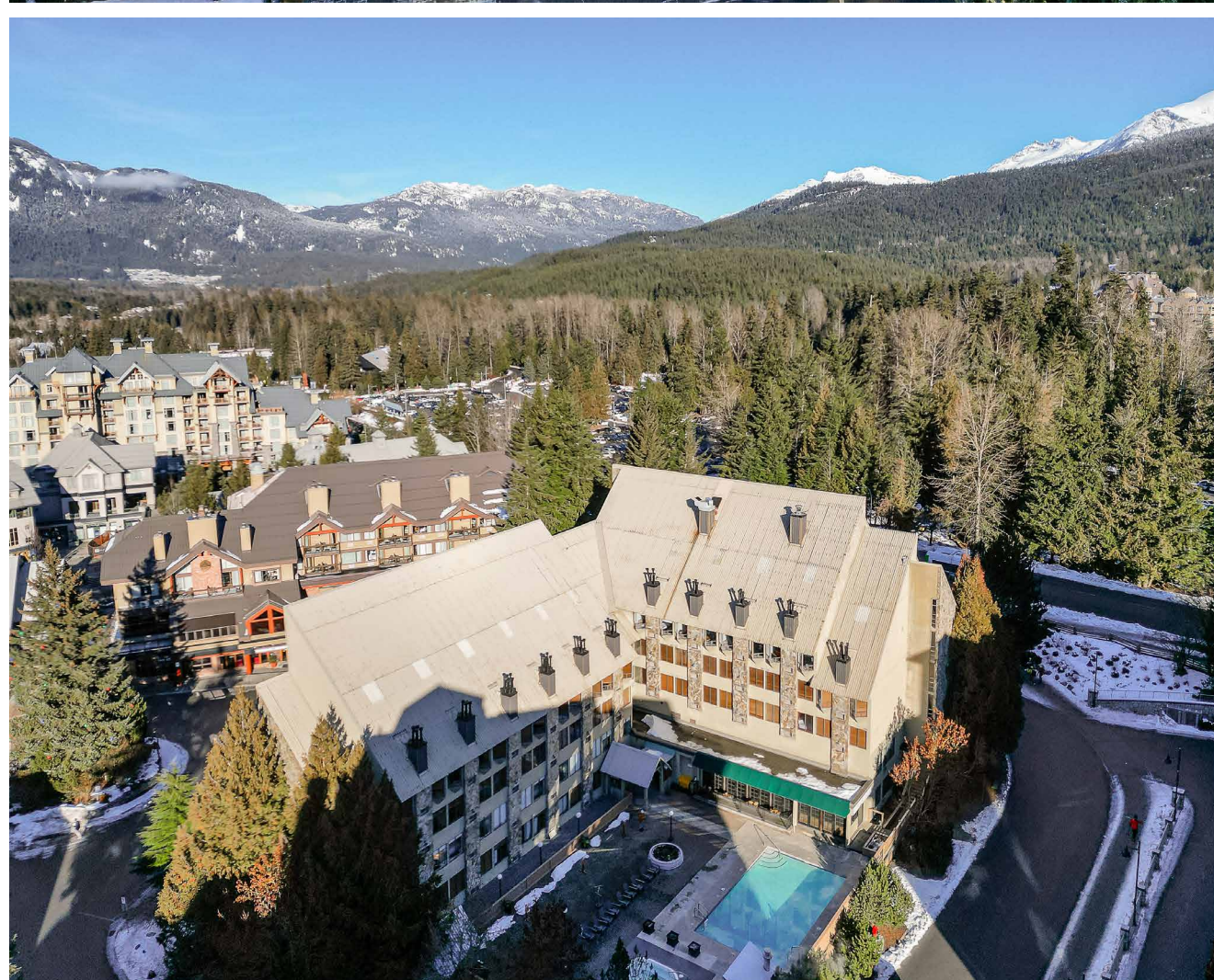
Asset sale (property transfer tax is applicable)

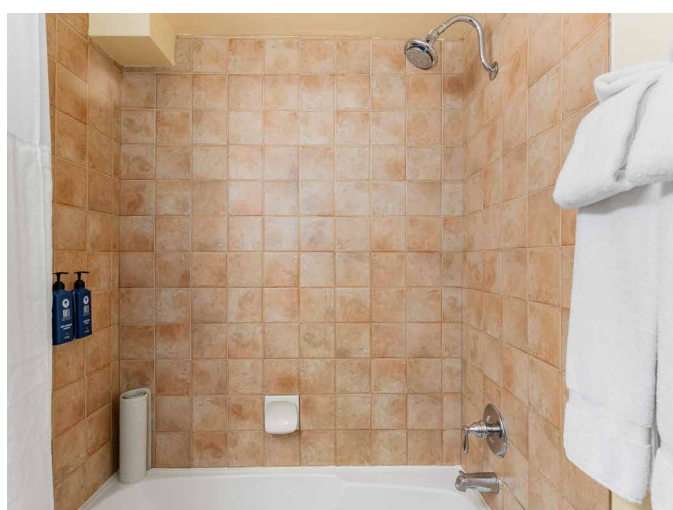
### FINANCING

Treat as clear title

### SALE PROCESS

Sale and Investment Solicitation Process ("SISP"). Please review page 6 for further information.





## Why Whistler?



### WORLD-CLASS SKIING AND SNOWBOARDING

Whistler is home to **Whistler Blackcomb**, the largest ski resort in North America. With over **8,000 acres of skiable terrain**, diverse runs for all skill levels, and breathtaking alpine views, it's a paradise for winter sports enthusiasts.



### YEAR-ROUND ADVENTURE

In summer, Whistler transforms into an outdoor adventure hub. Visitors can enjoy:

- ✓ **Mountain biking** on world-class trails.
- ✓ **Hiking** amidst stunning mountain vistas.
- ✓ **Golfing** on championship courses.
- ✓ **Paddleboarding, kayaking, or swimming** at pristine lakes.



### VIBRANT WHISTLER VILLAGE

Whistler Village offers a pedestrian-friendly experience filled with boutique shopping, world-class dining, cozy cafés, and vibrant nightlife. Its European-style charm is the perfect place to relax after a day of adventure.



### NATURE AND WILDLIFE

Surrounded by the **Coast Mountain Range**, Whistler provides unparalleled opportunities to connect with nature. Explore the scenic **Valley Trail**, visit **Brandywine Falls**, or take in the awe-inspiring views on the **Peak 2 Peak Gondola**.



### EVENTS AND FESTIVALS

Whistler hosts year-round events, including:

- ✓ **Crankworx Mountain Bike Festival**
- ✓ **Whistler Film Festival**
- ✓ Seasonal food, wine, and music festivals.



### RELAXATION AND WELLNESS

After an active day, unwind at luxurious spas, soak in outdoor hot springs, or practice yoga with mountain views. Whistler is home to the **Scandinave Spa** – a wellness retreat offering outdoor thermal spa and relaxing massages surrounded by forest and mountain views.



### PROXIMITY TO VANCOUVER

Just a **2-hour scenic drive from Vancouver** along the iconic Sea-to-Sky Highway, Whistler offers a convenient escape into the mountains.

# Sales and Investment Solicitation Process (SISP) Procedures

Avison Young has been retained to manage the sale of the property through a court-ordered sale and investment solicitation process (SISP). Offers to purchase will be presented in accordance with the SISP procedures.

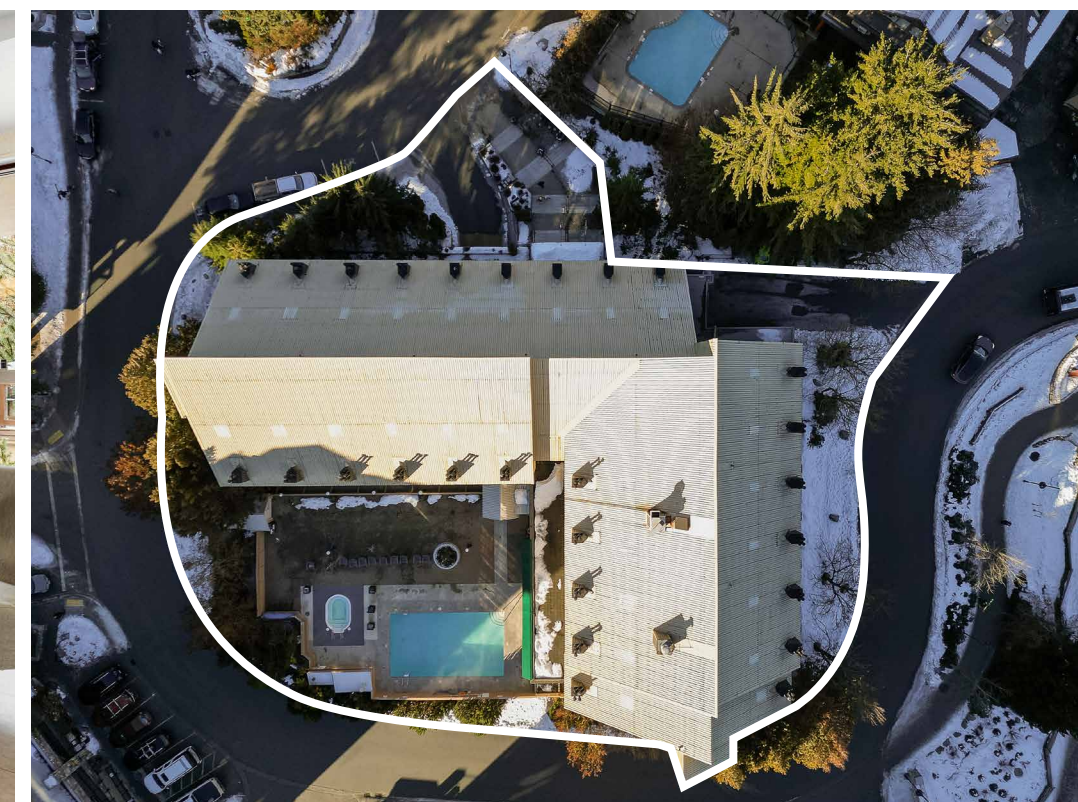
In summary, the SISP shall consist of two phases. In the first phase, any interested party that meets the preliminary participant requirements shall be provided with an opportunity to submit a bid by the Phase I Bid Deadline. Qualified Phase I Bidders shall be invited to participate in the second phase wherein they will prepare and submit a bid by the Phase II Bid Deadline, which will be a binding offer. Should multiple bids remain in consideration following the Phase II Bid Deadline, the process will proceed to an auction.

Milestone	Deadline
Phase I Bid Deadline	March 25, 2025
Phase II Bid Deadline	April 25, 2025
Selection of Successful Bid / Notification of Auction	May 2, 2025
Auction	No later than May 7, 2025
Sale Approval Hearing	As soon as practicable
Closing Date Deadline	May 29, 2025

A party that wishes to make a Bid must deliver an executed copy of a bid under Phase I to the Administrator so as to be received by no later than 5:00 p.m. (Pacific Time) on March 25, 2025.

All bids under Phase II must be submitted to the Administrator so as to be received by no later than 5:00 p.m. (Pacific Time) on April 25, 2025.

Full details of the SISP procedures and requirements will be provided to interested parties. Interested parties will be required to return a form acknowledging the SISP procedures and requirements together with a confidentiality agreement.



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For additional details on the process, please contact the undersigned agents.

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