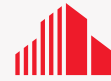


# FOR SALE

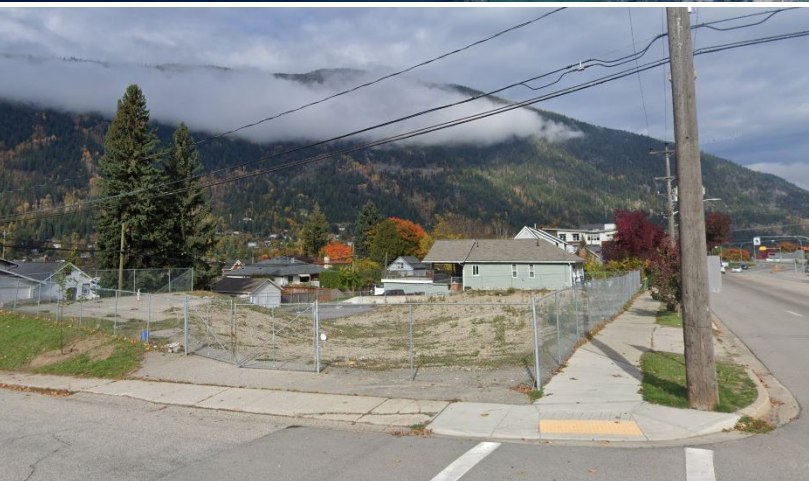
## 705 NELSON AVENUE

NELSON, BC



CUSHMAN &  
WAKEFIELD

±16,000 SF DEVELOPMENT SITE



### Craig Haziza

Personal Real Estate Corporation

Vice President

+1 604 831 2823

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# FOR SALE

## 705 NELSON AVENUE NELSON, BC



### LOCATION

The subject site is located on the northwest corner of Elwyn Street and Nelson Avenue (Hwy 3A) in the City of Nelson BC. Nelson is a city located on the West Arm of Kootenay Region in BC. Nelson is halfway between Vancouver and Calgary and within a 30 min drive from the City of Castlegar.

### SITE DESCRIPTION

The subject has frontage on Elwyn Street of approximately  $\pm 122$  feet and on Nelson Avenue of approximately  $\pm 130$  feet. The property is rectangular in shape and is estimated to be  $\pm 16,200$  square feet

### LEGAL DESCRIPTION

PID'S: 015-975-304, 015-975-312, 015-975-321, 015-975-339  
Lot 21, 22, 23, 24 and 25 Block 36 District Lot 58A Kootenay District Plan 266  
PID: 015-975-347

That Part of Lot 20 Block 36 District Lot 58A Kootenay District Plan 266, Lying South of a Line Bisecting the Easterly and Westerly Boundaries of the said Lot

### ENVIRONMENTAL

The Vendor has conducted on and off -site environmental assessment work and will now apply for a Certificate of Compliance in May of 2025. The property will be sold on the understanding the Vendor will provide a Certificate of Compliance as a condition of closing the sale. A draft of the Certificate of Compliance will be made available to prospective purchasers..

### ZONING

The subject site is currently zoned C2 -Service Commercial Zone

The purpose is to permit commercial uses adjacent to major arterial street which cater to the day-to-day needs of commuters and residents of adjacent neighbourhoods.

### PROPERTY TAXES (2024)

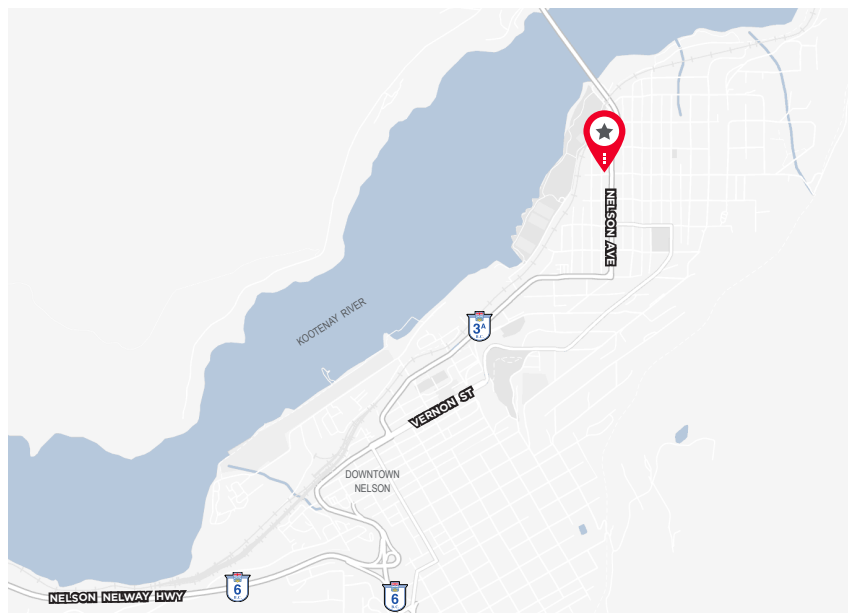
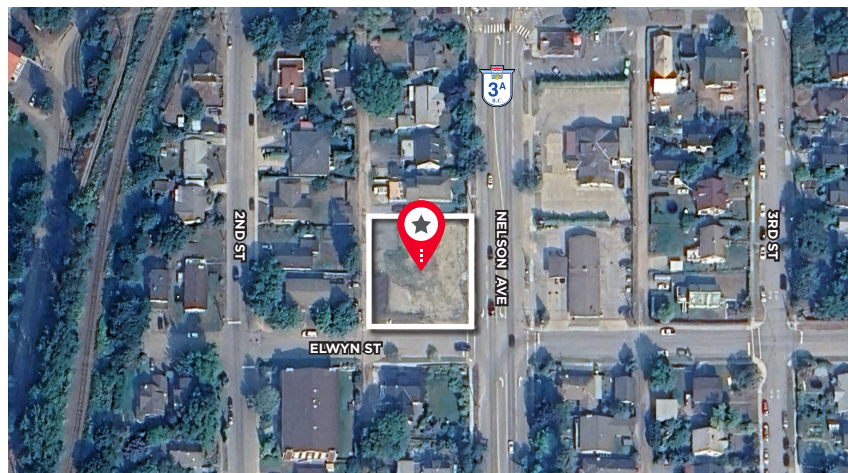
\$11,790.40

### ASKING PRICE

\$850,000

### OFFERING PROCESS

The Vendor, Imperial Oil Limited (IOL), will consider the submission of Letters of Intent (LOI) on IOL's standard form, a copy of which shall be provided to qualified purchasers, and a copy of which is included in the Data Room along with the vendors standard contract of purchase and sale which must be used. All Letters of Intent must be received by the Vendor's Exclusive Agent, Cushman & Wakefield ULC.



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