

FOR SALE

7080 Watch Lake Road, Lone Butte, BC

Well-Positioned 29.2-Acre Heavy Industrial Site Near 100 Mile House



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7080 WATCH LAKE ROAD

Lone Butte, BC

SALIENT DETAILS

Address:	7080 Watch Lake Road, Lone Butte, BC
Legal:	LOT B, PLAN KAP73485, DISTRICT LOT 3829, LILLOOET LAND DISTRICT, & DL 3830, 4038 & 4039
PID:	025-660-616
Jurisdiction:	Cariboo Regional District
Land size:	29.157 acres
Improvements:	4,080 sf warehouse built in 2014
Zoning:	Heavy Industrial 1 (M 3-1)
Maximum Height:	35 feet
Subdividable:	Yes (up to 15 lots from 40,957 sf to 500,315 sf)
Flood Plain:	No
Geotech Issues:	No
Environmental Issues:	No
Property Tax:	\$7,736.62

List Price: **\$799,000**



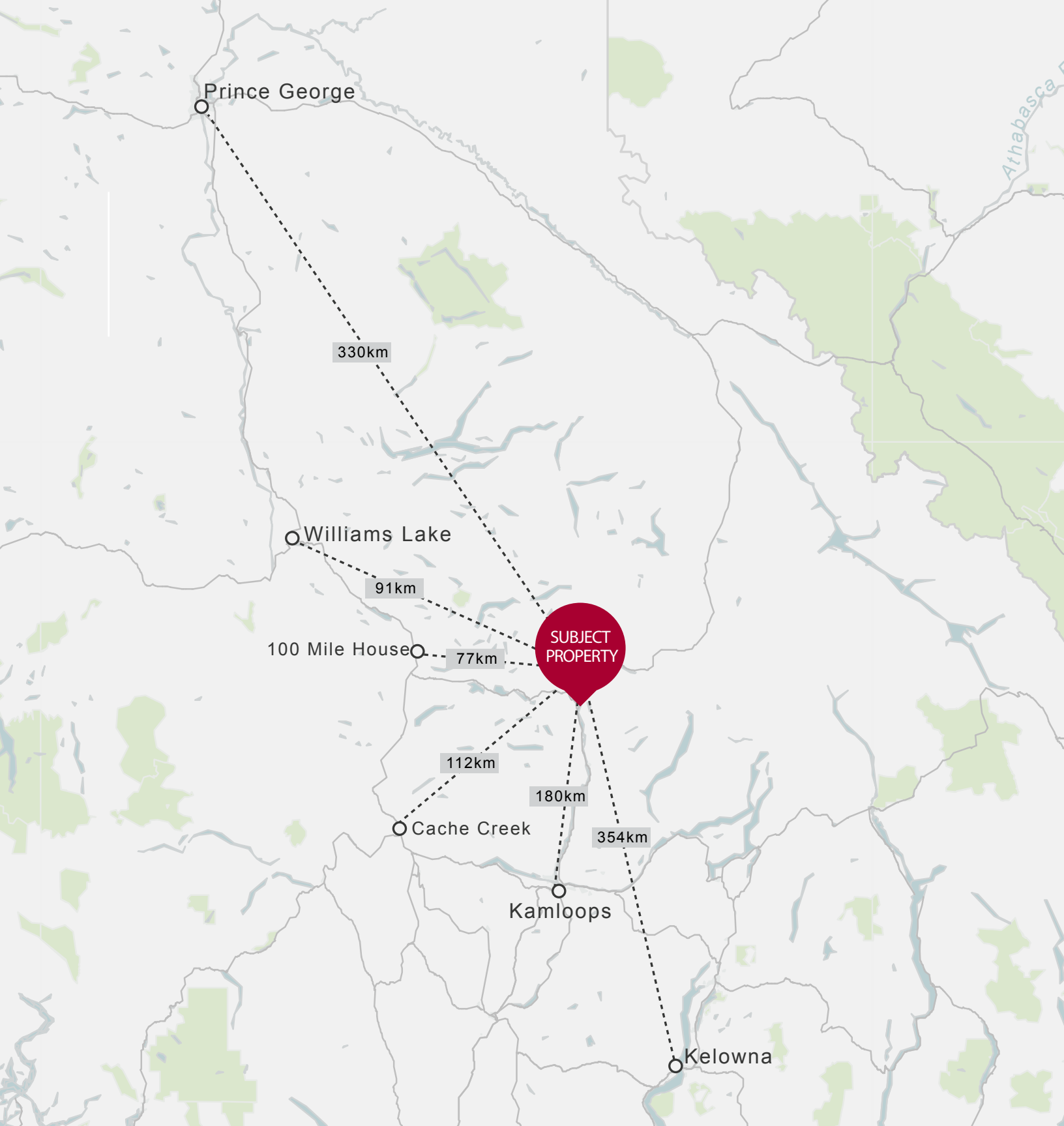
HIGHLIGHTS

Well-positioned 29.157-acre heavy industrial site near 100 Mile House

Close proximity to Highway 97 and major trucking routes

Rail marshalling area proposed adjacent to former rail siding

Subdividable into 15 high-quality industrial lots serviced by private road



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