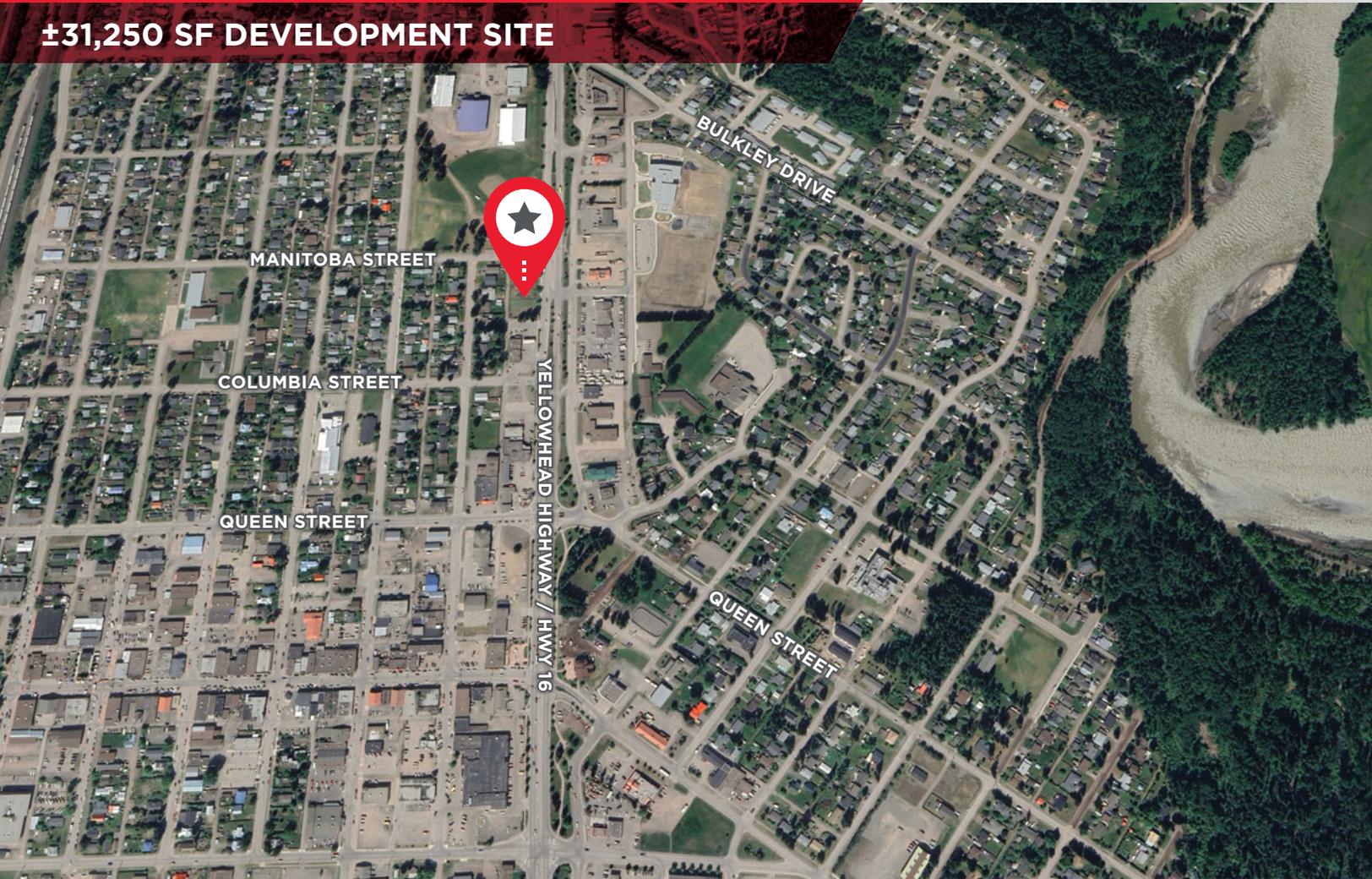


# FOR SALE

4055 - 4083 YELLOWHEAD HIGHWAY  
(HIGHWAY #16)  
SMITHERS, BC



±31,250 SF DEVELOPMENT SITE



**Craig Haziza**  
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**David Canning**  
Senior Vice President  
604 640 5833  
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# FOR SALE

**4055 - 4083 YELLOWHEAD HIGHWAY**  
(HIGHWAY #16)  
SMITHERS, BC



## LOCATION

The Property is located in a prime location within Smithers, BC.

The Town of Smithers is situated in northwestern British Columbia, within the Bulkley Valley region. It is approximately 350 kilometers west of Prince George and 1,360 kilometers north of Vancouver. Smithers is situated halfway between the cities of Prince Rupert and Prince George along the Yellowhead Highway. Smithers is a regional service center for the Bulkley Valley.

## SITE DESCRIPTION

The site totals **±31,250 sq. ft.** with frontage on Highway #16 of approximately **±249 feet.**

The site is rectangular in shape, fenced and level.

## LEGAL DESCRIPTION

PIDs: 013-558-609, 013-558-617, 013-557-751, 013-557-769, 013-557-785, 013-557-793, 009-031-618, 009-031-634, 009-031-669, 009-031-707

Lots 27 - 36, Block 109, District Lot 865, Range 5, Coast District Plan 1054

## ZONING

The subject site is currently zoned C-2 (Service Commercial). The purpose of the C-2 zone is to accommodate a wide variety of commercial services which are auto-oriented.

## OCF

### Highway 16 Commercial

The intent of the Highway 16 Commercial designation is to provide a mix of highway oriented commercial uses such as automotive sales and services, lumber supply, and home improvement. It is also intended to provide services to tourists and the traveling public. Supported uses include tourist accommodation, restaurants, personal services and service stations.

## ENVIRONMENTAL

A Certificate of Compliance has been issued for 4055, 4071 & 4083 Highway 16, Smithers to certify that as of November 29th, 2023 the lands have been satisfactorily remediated to meet Ministry of Environment standards for commercial land soil use.

A copy of this certificate, as well as relevant environmental reports, will be made available to the prospective purchaser upon acceptance and execution of the vendor's Standard Offer to Purchase Contract.

## PROPERTY TAXES

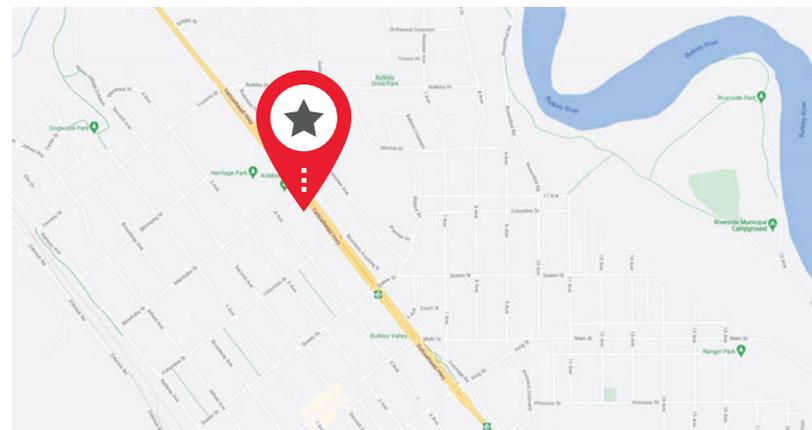
\$15,122.18 (2023)

## ASKING PRICE

\$560,000

## 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. All Letters of Intent must be received by the Vendor's Exclusive Agent, Cushman & Wakefield ULC.



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