

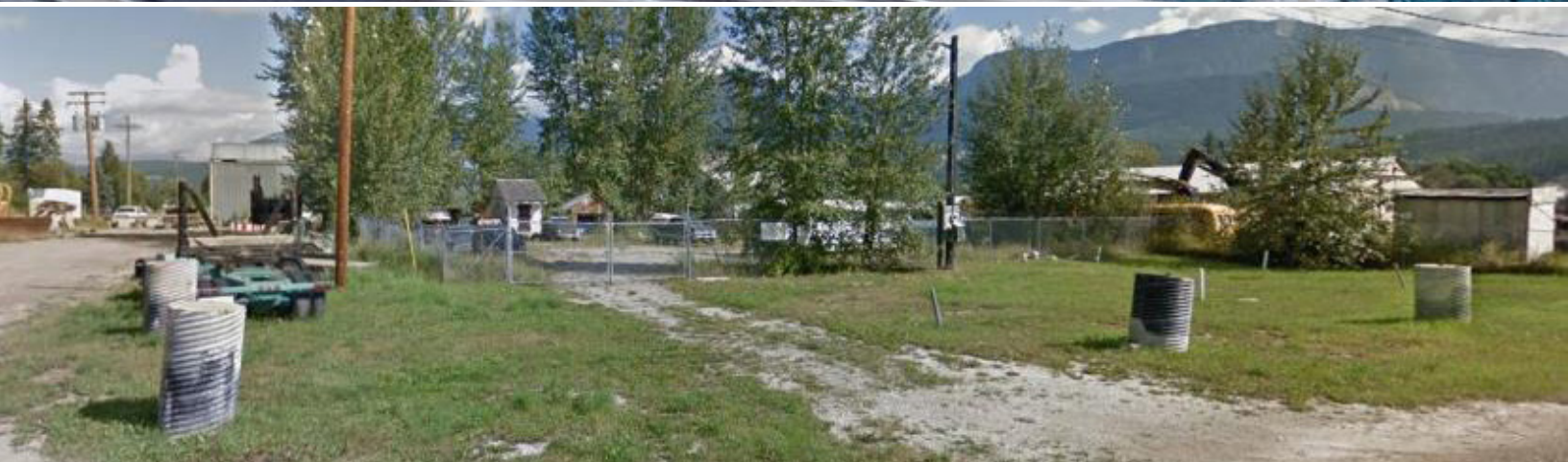
FOR SALE

701 & 705 S 14TH ST.

GOLDEN, BC



±0.576 ACRE DEVELOPMENT SITE



Craig Haziza

Vice President

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FOR SALE

701 & 705 S 14TH ST.

GOLDEN, BC



LOCATION

The subject site is located on the northeast corner of 7th Avenue and 14th S. Street in the City of Golden BC. Golden is located approximately three hours west of Calgary and one and one half (1 ½) hours east of Revelstoke, BC.

SITE DESCRIPTION

The subject site consists of two lots and with approximately ±164 feet along 14th Street. The property is rectangular in shape, level and is estimated to be **±0.576 acres**

LEGAL DESCRIPTION

PID: 011-479-892

Parcel A (see 1755781) Lot 17 Section 12 Township 27 Range 22

West of the 5th Meridian

Kootenay District Plan 5322

PID: 011-479-710

Lot 17 Section 12 Township 27 Range 22 West off the 5th Meridian

Kootenay District Plan

5322 Except Parcel A (See 1755761)

ENVIRONMENTAL

The vendor has conducted on and off-site environmental assessment work. Upon prospective purchasers executing a Confidentiality Agreement, Imperial Oil will provide access to a "Confidential Data Room" which will contain, among other documents, relevant environmental reports and the Vendor's standard form Offer to Purchase (OTP). Prospective purchasers are encouraged to review these reports and the OTP including the schedules prior to submitting a Letter of Intent

The property will be sold on an "as is, where is" basis. The Vendor will not be completing any further environmental assessment work or providing a Certificate of Compliance for the property prior to closing.



ZONING

The subject site is currently zoned M2 - Light Industrial. The intent of this zoning is to provide for the development of light industry and manufacturing that minimally impacts surrounding development

PROPERTY TAXES (2023)

\$4,614.83

ASSESSED VALUE - 701 & 705 (2024)

\$294,800

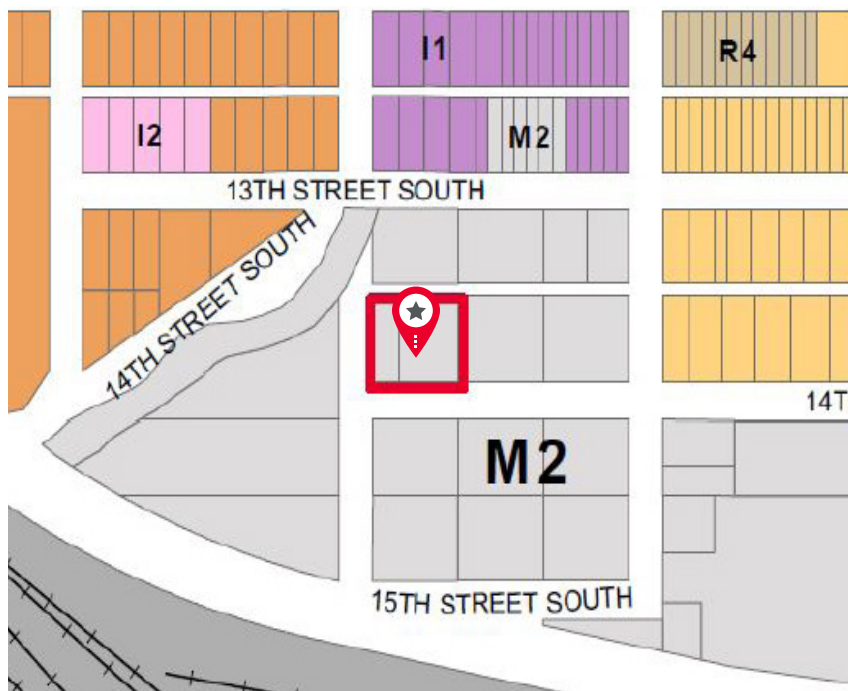
ASKING PRICE

\$250,000*

**List price is based on remediated value of property.*

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



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