

# FOR SALE

## 740 LAHAKAS BLVD

KITIMAT, BC



±14,810 SQ. FT. DEVELOPMENT SITE



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## 740 LAHAKAS BLVD

KITIMAT, BC



### LOCATION

The subject site is located along Lahakas Blvd S in the District of Kitimat, BC. Kitimat is a municipality in northwestern British Columbia, known for its deep-sea port, heavy industry, and proximity to spectacular wilderness. Residents and visitors enjoy a range of activities, including hiking, boating, kayaking, skiing, and fishing. The area is home to numerous trails and natural features, such as the Hirsch Creek Park trail and nearby hot springs. Kitimat is situated at the head of the Douglas Channel, a 90-kilometer-long fjord that connects to the Pacific Ocean and is approximately 650 km northwest of Vancouver

### SITE DESCRIPTION

The site offers frontage on Lahakas Blvd of **±154**. It is rectangular in shape, level and fenced. The site totals approximately **±14,810 square feet**.

### LEGAL

PID: 011-801-301

Block 249 District Lot 6036 Range 5 Coast District Plan 3661

### 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 C7 (Service Station Zone)

### PROPERTY TAXES (2025)

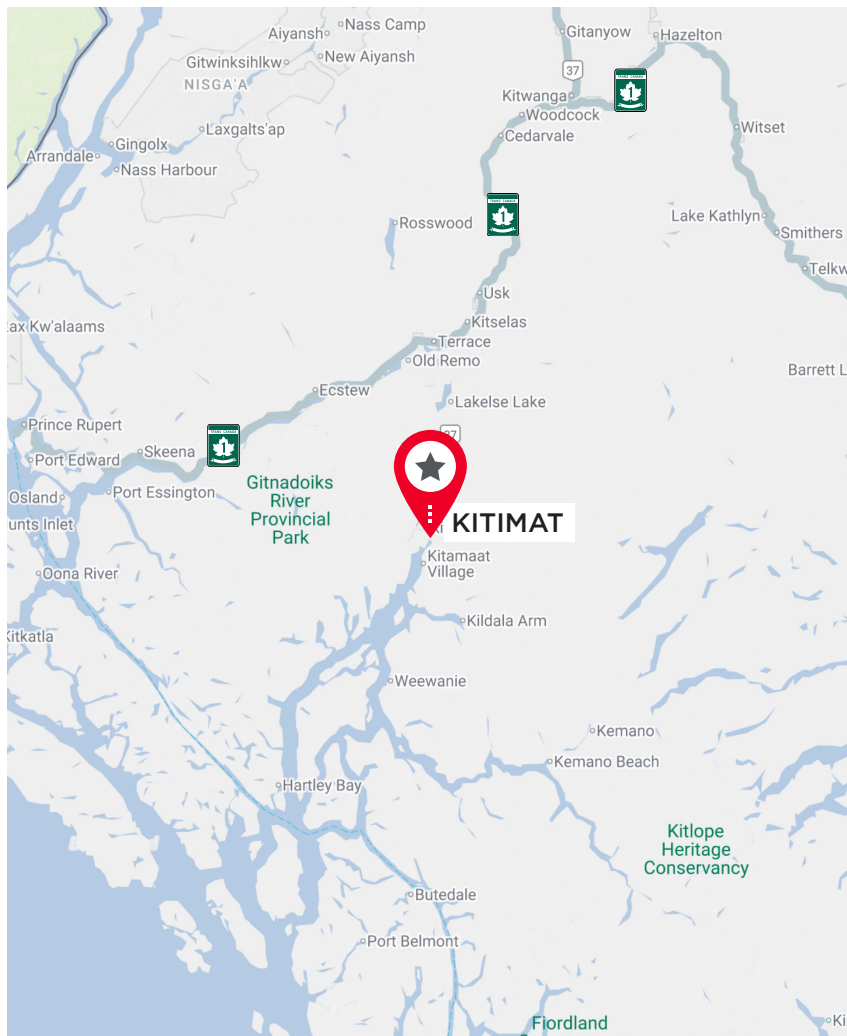
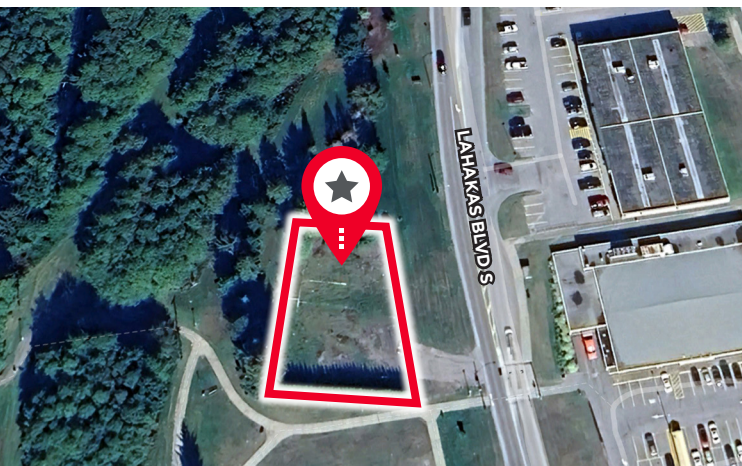
\$5,372.93

### ASKING PRICE

\$325,000.00

### 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.



### Craig Haziza

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