

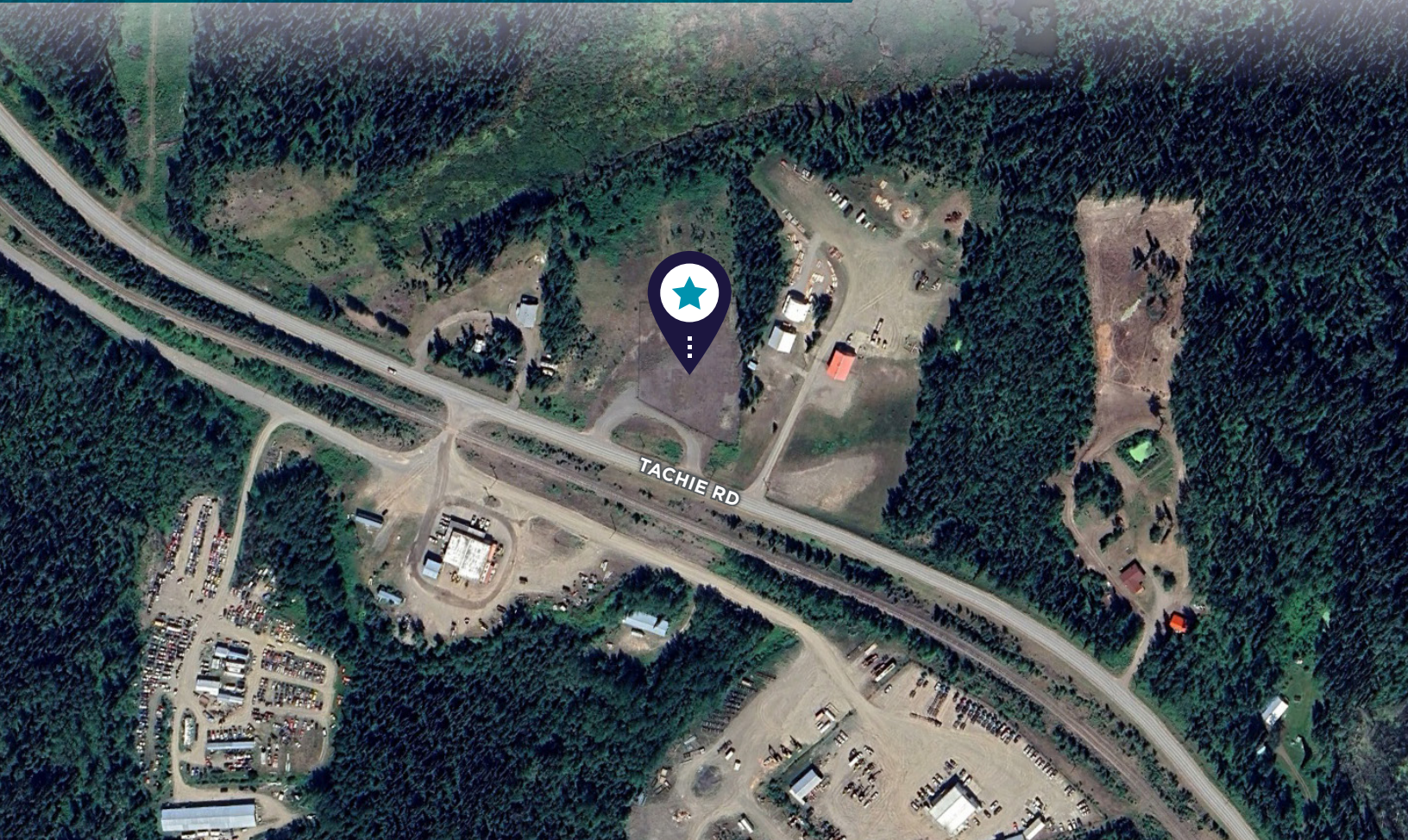
# FOR SALE

## 1155 TACHIE ROAD

FORT ST. JAMES, BC



**±5.01 ACRES DEVELOPMENT SITE**



**Craig Haziza**

Vice President

+1 604 640 5891

[craig.haziza@cushwake.com](mailto:craig.haziza@cushwake.com)

700 West Georgia Street, Suite 1200

Toronto Dominion Tower, Pacific Centre

Vancouver, British Columbia V7Y 1A1

[cushmanwakefield.ca](http://cushmanwakefield.ca)



# FOR SALE

## 1155 TACHIE ROAD

FORT ST. JAMES, BC



### LOCATION

The subject site is located along Tachie Road in the District of Fort St. James, BC. Fort St. James is located on the southeast shore of Stuart Lake in the Omineca County, at the northern terminus of Highway #27, which connects to Highway #16 at Vanderhoof.

### SITE DESCRIPTION

The subject site is approximately  $\pm 460$  feet along Tachie Road. It is irregular in shape, level and is estimated to be  $\pm 5.01$  acres.

### LEGAL DESCRIPTION

PID: 009-741-852

Lot 2 District Lot 4756 Range 5 Coast District Plan 6735

### 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 I1 - Industrial Service. The intent of this zoning is to accommodate the demand for service industrial lots.

### PROPERTY TAXES (2023)

\$1,379.10

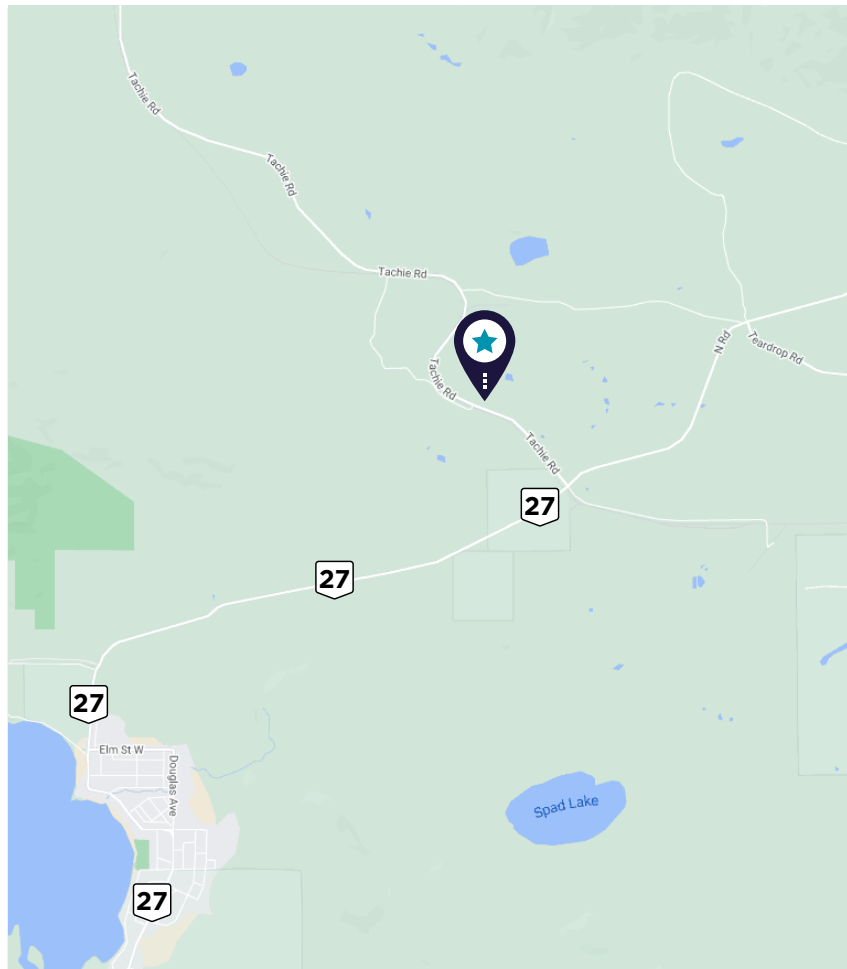
### ASKING PRICE

\$58,300\*

*\*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.



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