

FOR SALE

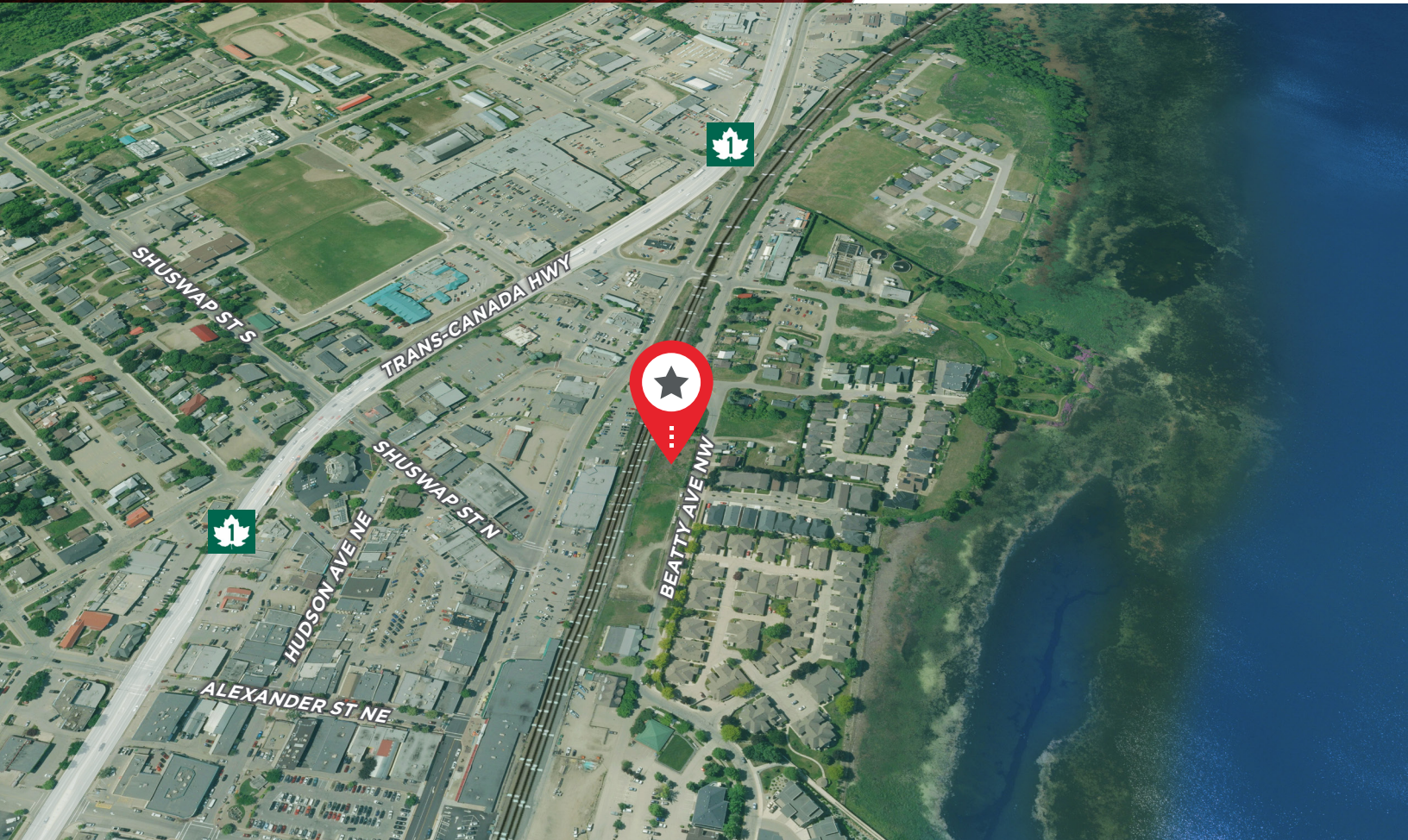
180 BEATTY AVENUE

SALMON ARM, BC



±0.49 ACRE DEVELOPMENT SITE

PRICE REDUCED



Craig Haziza

Personal Real Estate Corporation

Vice President

+1 604 640 5891

craig.haziza@cushwake.com

Suite 1200 - 700 West Georgia Street / PO Box 10023, Pacific Centre / Vancouver, BC V7Y 1A1 / +1 604 683 3111 / cushmanwakefield.ca

FOR SALE

180 BEATTY AVENUE SALMON ARM, BC



LOCATION

The subject site is located on Beatty Avenue in the City of Salmon Arm, BC. Salmon Arm is a city in the Columbia Shuswap Regional District of the Southern Interior of BC. Salmon Arm is the largest community on Shuswap Lake and the business centre of the area and is centrally located on the Trans Canada Highway between Calgary and Vancouver. Salmon Arm is well known for its beautiful, lush setting amidst mountains, lakes and valleys, highlighted by magnificent Shuswap Lake, which is bordered by more than 400 kilometers (250 miles) of navigable shore line.

SITE DESCRIPTION

The subject site has frontage along Beatty Avenue of approximately ± 211 feet. The property is rectangular in shape, level and is estimated to be ± 0.49 acres.

LEGAL DESCRIPTION

PID: 002-772-264

Lot 2 Section 14 Township 20 Range 10 West of the 6th Meridian
Kamloops Division Yale District Plan 36183

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 C6 - Tourist/Recreation Commercial Zone. The intent of this zoning is to accommodate pedestrian orientated tourist/recreation business.

ASSESSED VALUE (2025)

\$305,800

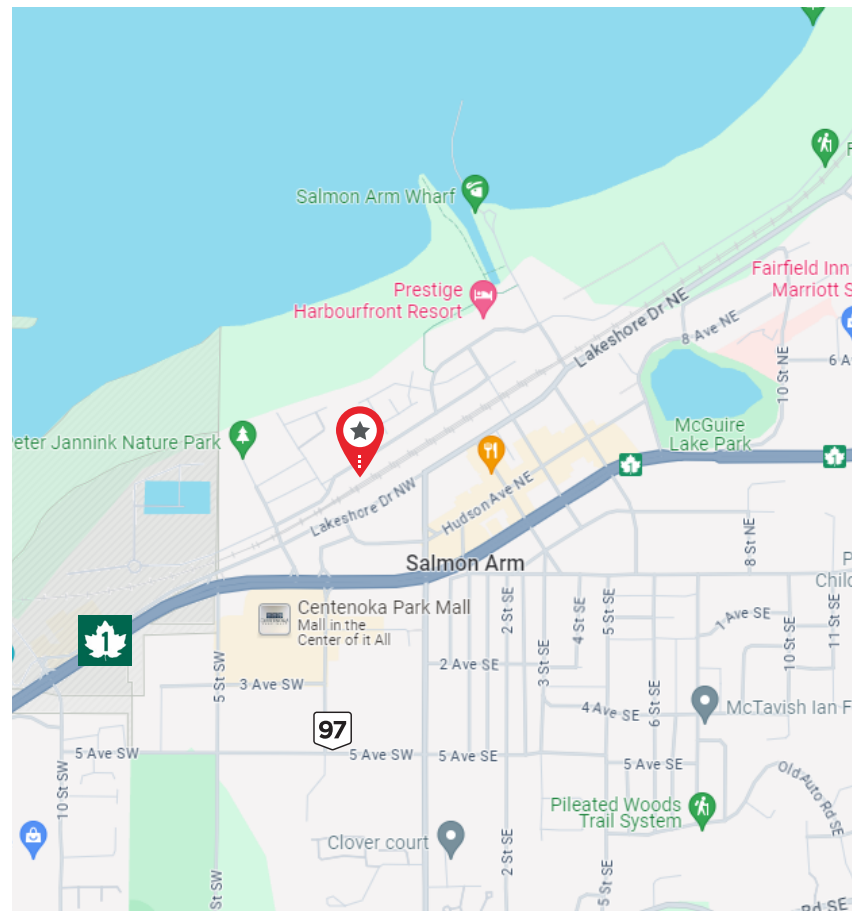
ASKING PRICE

~~\$328,000~~ \$295,000*

**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.



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