

# FOR SALE

## 371 TRANS-CANADA HIGHWAY

SALMON ARM, BC



±21,642 SF DEVELOPMENT SITE

PRICE REDUCED



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# FOR SALE

## 371 TRANS-CANADA HIGHWAY

SALMON ARM, BC



### LOCATION

The Property is located in a prime location within the City Centre of Salmon Arm, BC. Salmon Arm is a city in the Columbia Shuswap Regional District of the Southern Interior of BC. Salmon Arm, located on the Trans Canada Highway between Calgary and Vancouver is the largest community on Shuswap Lake and the business centre of the area. Salmon Arm is well known for its beautiful, lush setting amongst mountains, lakes and valleys, highlighted by Shuswap Lake, which is bordered by more than 400 kilometers of navigable shoreline. This setting, combined with a temperate climate and clean, healthy environment, continues to attract and maintain a stable, happy, productive workforce and is attractive for retirement and semi-retirement.

### SITE DESCRIPTION

The site totals **±21,642 sq. ft.** with frontages on Trans Canada Highway of ±200 feet and on 4th Street of ±113 feet.

The site is rectangular in shape, fenced and level.

### LEGAL DESCRIPTION

Lot B Section 14 Township 20 Range 10 West of the 6th Meridian

Kamloops Division Yale District Plan 23811

PIDs: 006-221-645

### SERVICES

All City services are available to the site.

### ZONING

The subject site is currently zoned C2 (Town Centre Commercial Zone) and C-4 (Fuel Service Station Commercial Zone).

### ENVIRONMENTAL

A Certificate of Compliance has been issued for 371 Trans Canada Highway to certify that as of December 12th, 2022 the lands have been satisfactorily remediated to meet Ministry of Environment standards for commercial land 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

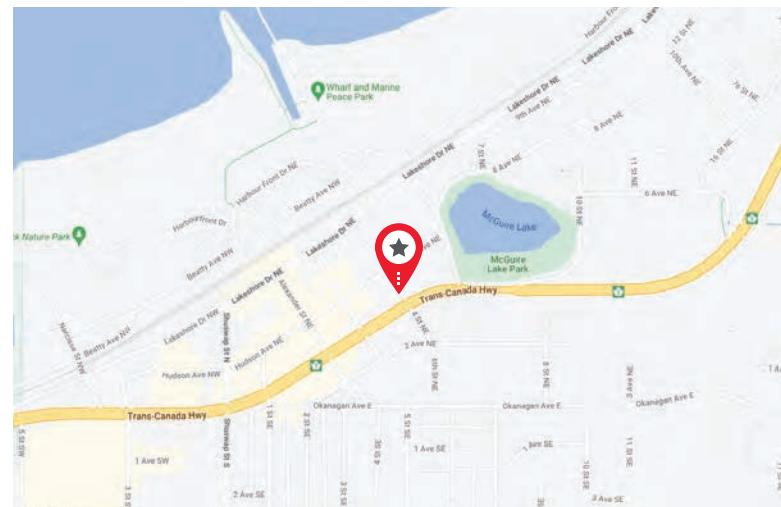
\$13,692.78 (2024)

### ASKING PRICE

\$785,000 – \$650,000

### 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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