

FOR SALE

800 103RD AVENUE DAWSON CREEK, BC



±13,122 SF DEVELOPMENT SITE



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FOR SALE

800 103RD AVENUE
DAWSON CREEK, BC



LOCATION

The subject site is located on the northwest corner of 103rd Avenue and 8th Street in Dawson Creek, BC. Dawson Creek boasts a highly diverse economy for a community of approximately 13,000. Primary industries include agriculture, forestry, tourism and energy. Dawson Creek sits in the center of the Montney resource play and is estimated to be among the largest and most lucrative natural gas resource plays in North America. Dawson Creek is a transportation center for oil and gas coming out of Alberta to be shipped to Asian markets.

SITE DESCRIPTION

The subject site has approximately ±80 feet of frontage along 103rd Avenue and approximately ±130 feet along 8th Street. It is irregular in shape, level and is estimated to be ±13,122 SF.

LEGAL DESCRIPTION

PID: 013-910-388 & 013-910-396

LOT 1 & 2 Block 8 Section 15 Township 78 Range 15 West of the 6th Meridian Peace River District Plan 2244

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.

Imperial would require buyers to obtain a Certificate of Compliance (CoC) for a site prior to site occupancy if redevelopment includes new structures which is aligned with Provincial regulations. However, if the purchasers proposed land use is for open air storage or parking, Imperial would forego the requirement to obtain a CoC as these uses may not trigger regulatory process. Purchasers are encouraged to conduct their own due diligence regarding Municipal requirements based on the purchasers intended use. More details regarding Imperial's contractual process on these types of uses is available upon request



ZONING

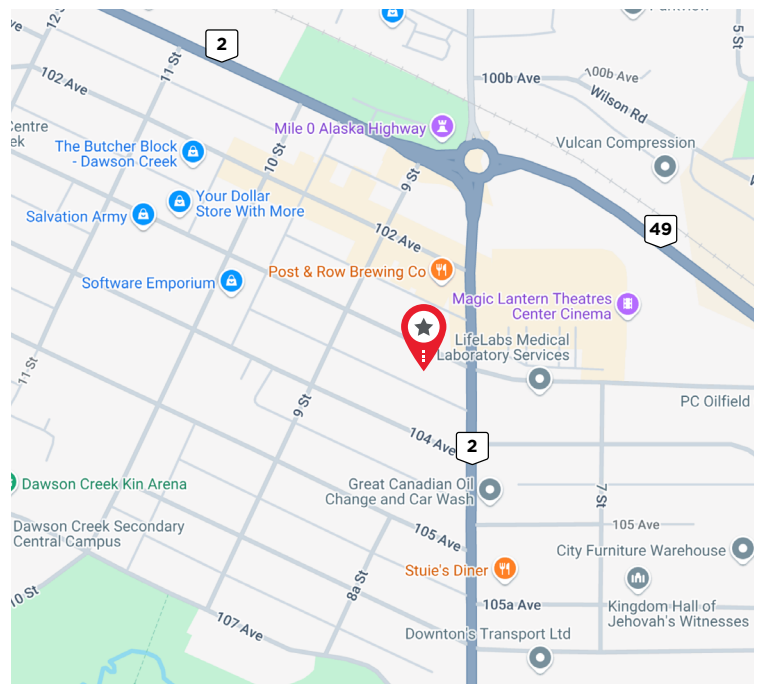
The subject site is zoned C2 (General Commercial).

ASKING PRICE

\$103,000

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, 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.



For more information, you may contact:

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