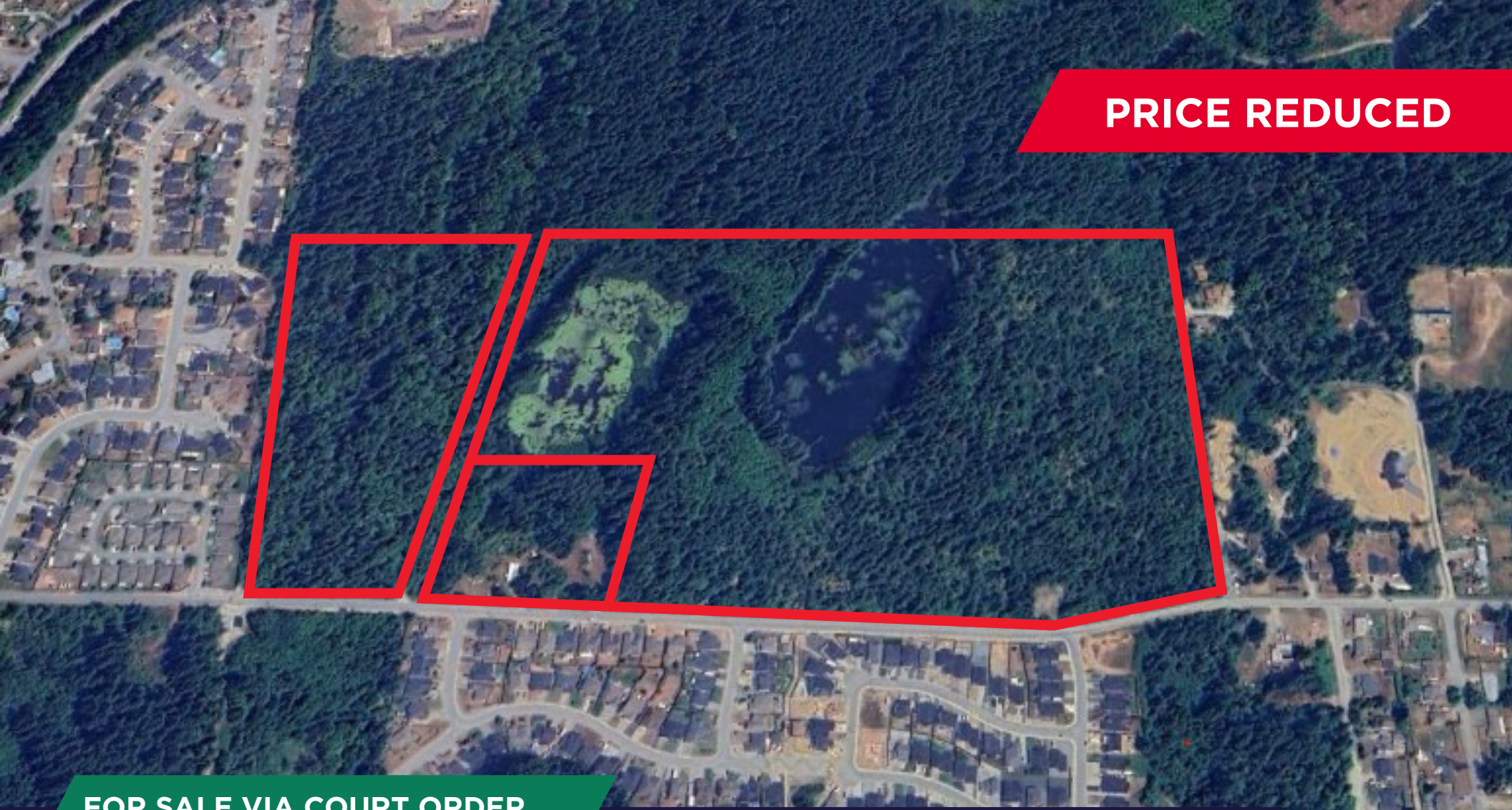


PRICE REDUCED

FOR SALE VIA COURT ORDER

3333 BURDE STREET, PORT ALBERNI

73 ACRES OF RESIDENTIAL SUBDIVISION LAND

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CUSHMAN & WAKEFIELD

3333 BURDE STREET
PORT ALBERNI

Opportunity

The subject property is three legal lots totaling approximately 73 acres of future residential subdivision land. The developable area is estimated to be 42 acres or 58% of the total property area. Currently the property is improved with a single family home (~1,200 SF). Full municipal services are available within the area surrounding the subject property. The site is generally rectangular in configuration. Significant preliminary work has been undertaken to position the lands for the development of residential subdivision lots.

Location

The subject property is located in Port Alberni, a centrally located waterfront community on Vancouver Island with affordable housing and an increasingly diversifying economic base. Port Alberni is a deep-sea inlet, serving as a strategic Pacific gateway with access to major transpacific trade routes.

Zoning

The three lots have a combination of zoning designations as follows:
FD – Future Development: Provides for the retention of larger urban land parcels for future, orderly development in accordance with the Port Alberni OCP which designates these lands as Future Residential;
RM1 – Low Density Residential: Allowing lower density multiple family residential; and
R – Primary Residential: Allowing single family homes and small-scale multi-unit residential.

Asking Price

~~$7,950,000~~ ~~$6,950,000~~ $6,450,000

Due Diligence and Sale Process

The vendor has conduct of sale pursuant to an Order of the Supreme Court of British Columbia. The property is sold “as is, where is” without representation or warranty, and the sale and all terms are subject to court approval. Offers must include a Schedule A outlining these terms.

Detailed property information and development analysis materials are available upon execution of a Confidentiality Agreement. Contact the listing agents for further details.

3333 BURDE STREET
PORT ALBERNI

	3333 BURDE STREET, PORT ALBERNI			COMBINED TOTAL
PID	024-356-743	003-264-840	024-356-760	
2026 BC ASSESSMENT VALUE	$5,684,000	$1,007,000	$832,000	$7,523,000
CURRENT PROPERTY TAXES	$50,056.49	$8,327.80	$6,880.56	$65,264.85
LAND SIZE	51.89 ACRES	16.35 ACRES	4.99 ACRES	73.23 ACRES
LEGAL DESCRIPTION	LOT E, PLAN VIP68122 DISTRICT LOT 48 ALBERNI LAND DISTRICT	LOT A, PLAN VIP22525 DISTRICT LOT 48 ALBERNI LAND DISTRICT BLK FROM BURDE TO REDFRORD, ALONG SRW 276	LOT G, PLAN VIP68122 DISTRICT LOT 48 ALBERNI LAND DISTRICT MANUFACTURED HOME REG.# 50443	







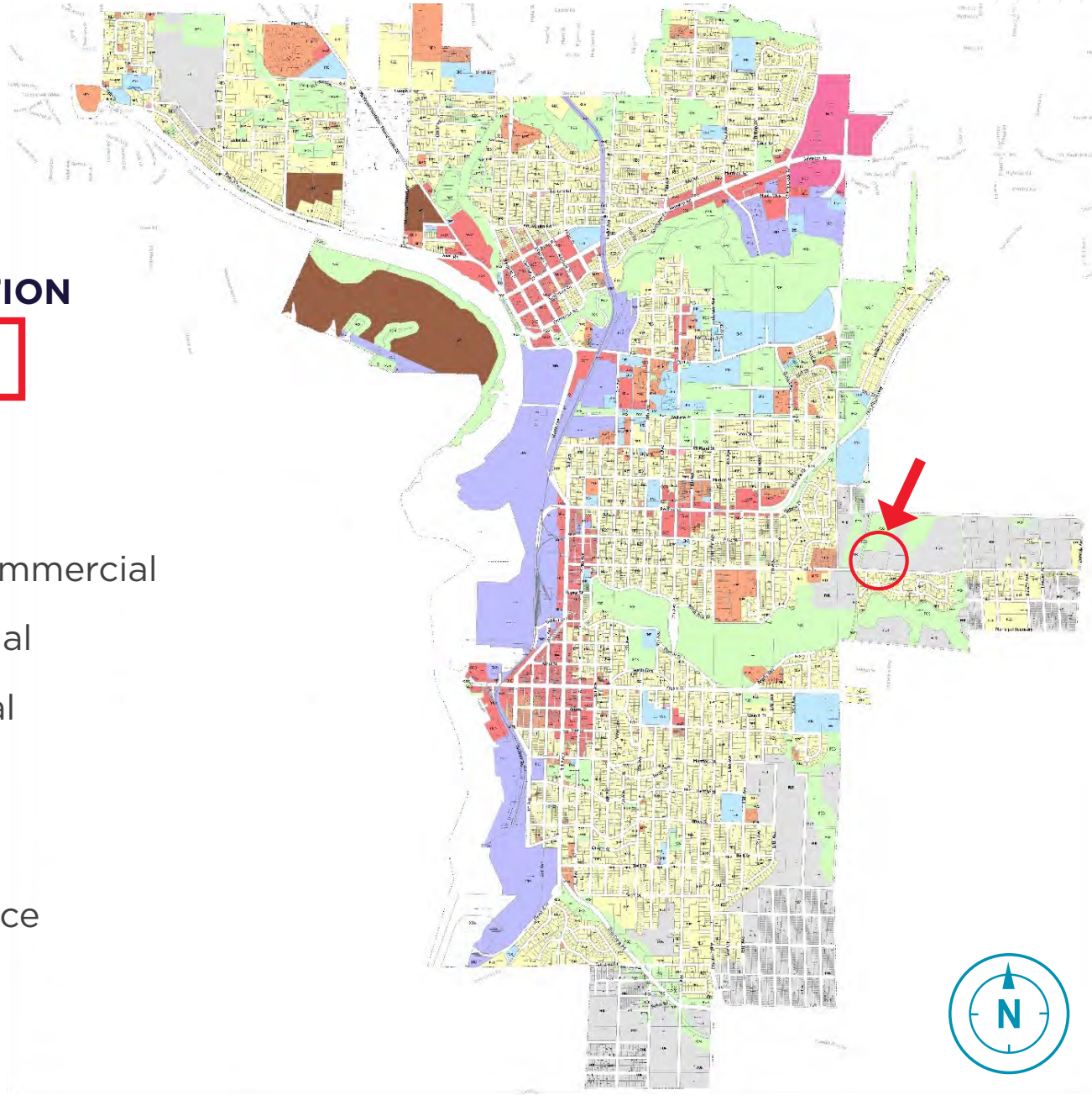
3333 BURDE STREET
PORT ALBERNI

Official Community Plan

The City of Port Alberni Official Plan designates the property as “Future Residential”

FUTURE LAND USE DESIGNATION

FUR	Future Residential
RES	Residential
MFR	Multi-Residential
NCO	Neighbourhood Commercial
HCO	Highway Commercial
GCO	General Commercial
IND	Industrial
INS	Institutional
POS	Park and Open Space
UAG	Urban Agriculture





PARKSVILLE

VANCOUVER

TOFINO

NANAIMO

PORT ALBERNI

LAKE COWICHAN

FOR MORE INFORMATION, CONTACT:

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