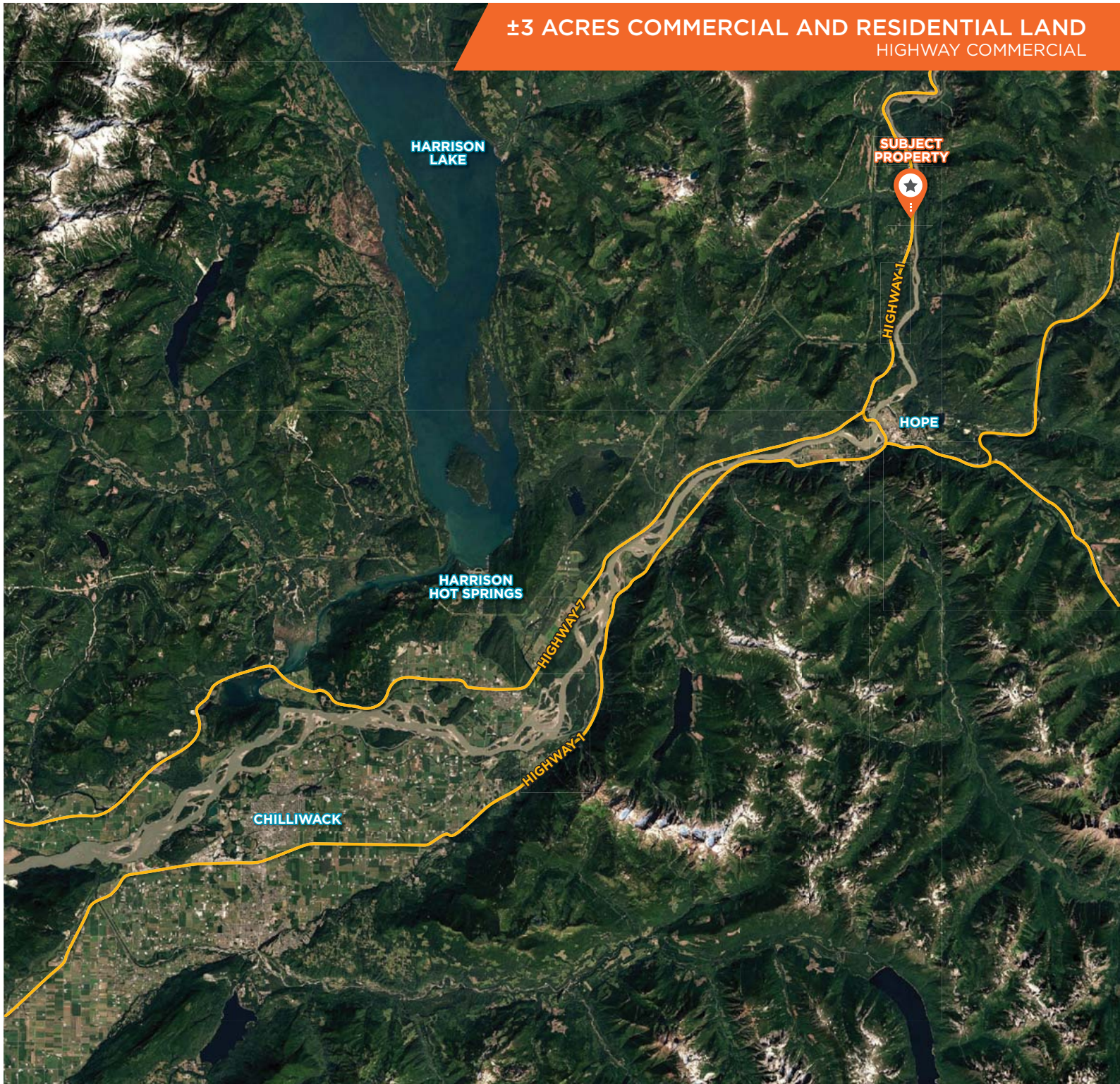




FOR SALE

DEVELOPMENT OPPORTUNITY
27061 BAKER ROAD
HOPE, BC

±3 ACRES COMMERCIAL AND RESIDENTIAL LAND
HIGHWAY COMMERCIAL



Harpreet Singh

Personal Real Estate Corporation
Executive Vice President
Development Land & Investment Sales
604 640 5870
harpreet.singh@cushwake.com

Eric Walker

Associate Vice President
604 608 5998
eric.walker@cushwake.com

OPPORTUNITY

Rare opportunity to acquire +/- 3 Acre land with a highway exposure. A portion of the property is designated as C-2(Highway Commercial) and remaining as RS-4(Multi-Use Residential).

LOCATION

The location is about 10-15 minutes drive from the District of Hope and located right next to Petro Canada gas station.

LEGAL DESCRIPTION

PID: 007-877-994

LOT B, PLAN KAP20263, SECTION 22, TOWNSHIP 6, RANGE 26,
MERIDIAN W6, YALE DIV OF YALE LAND DISTRICT

ZONING

The property is split zoned with portions of the property in the C-2 (Highway Commercial) and RS-4 (Multi-Use Residential) per Zoning Bylaw 90 (Zoning Bylaw for the Community Plan Areas of Electoral Area "B", of the Regional District of Fraser-Cheam). For definitions of any permitted use, see Zoning Bylaw 90

OCP DESIGNATION

The property is designated Highway Commercial under the Official Community Plan for Portions of Electoral Area B, Yale, Emory Creek, Dogwood Valley, and Choate, Bylaw No. 0150, 1997. See Section 4.2 in the Official Community Plan.

As per the Fraser Valley Regional District (FVRD) the property is serviced by on site well and septic systems.

Please contact Fraser Valley Regional District for further inquiries on zoning/designation and development potential.

No other reports available. There is a residential dwelling on the property which is rented on a month-to-month basis.

LOT SIZE

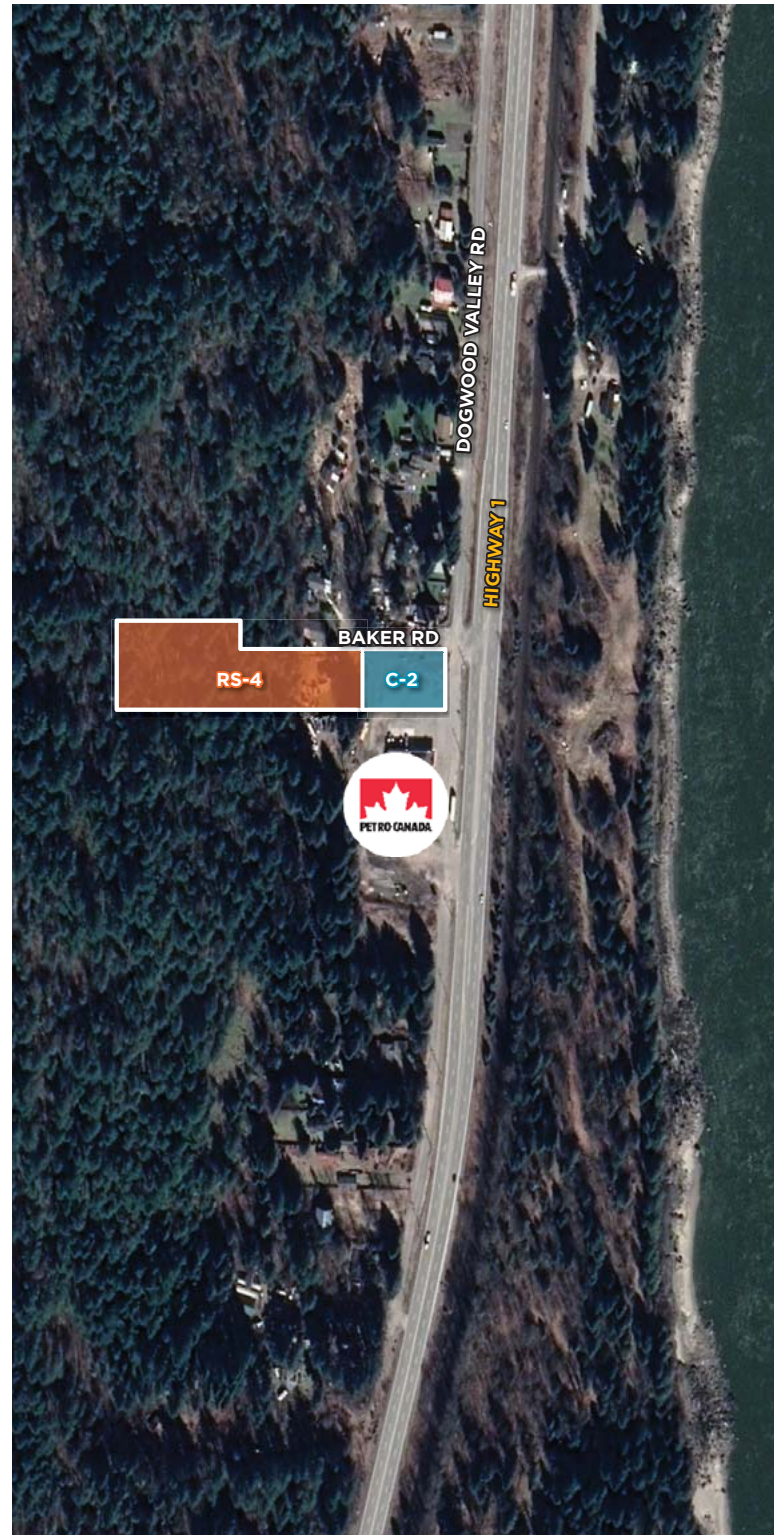
±3 acres

ASKING PRICE

\$995,000

PROPERTY TAXES

\$2,066.10 (2022)



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