

# FOR SALE

## 1391 MISSION FLATS ROAD KAMLOOPS, BC



### ±2.57 ACRE DEVELOPMENT SITE



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## 1391 MISSION FLATS ROAD KAMLOOPS, BC



### LOCATION

The subject site is located approximately 10 minutes from downtown Kamloops, BC on the south side of Mission Flats Road.

The City of Kamloops is located at the junctions of Highways 1, 9, 5 and 5A. Kamloops is a commercial and cultural center, a thriving cosmopolitan community where shopping, entertainment and artistic expression and sporting challenge are found in full measure as well as cattle-ranching and lumbering.

### SITE DESCRIPTION

The frontage along Mission Flats Road is approximately 30 feet. The east property line is approximately 84 feet and the south angled property line is approximately 200 feet. It is triangular in shape and is estimated to be  $\pm 2.57$  acres.

### LEGAL DESCRIPTION

Lot A District Lot 249 Kamloops Division Yale District Plan KAP53700 PID: 019-065-647

### 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 I1 - Light Industrial. The intent of this zone is to regulate the development of a limited range of light industry uses and compatible commercial uses.

### PROPERTY TAXES

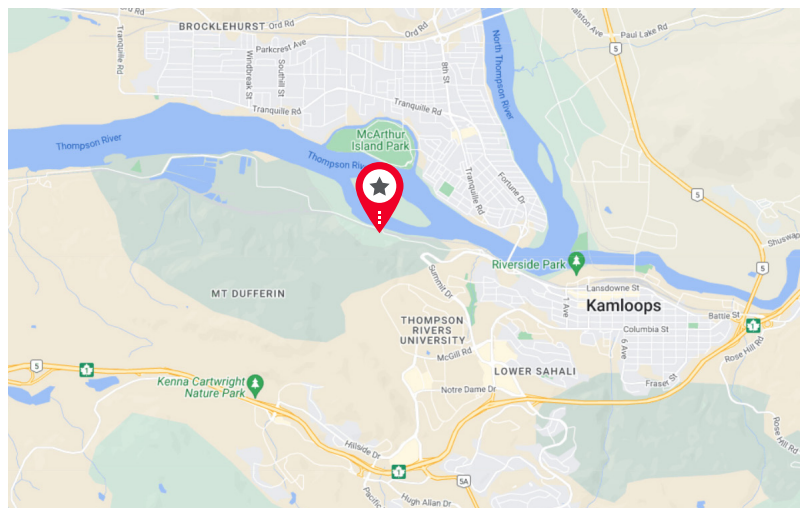
\$25,804.28 (2023)

### ASKING PRICE

The Vendor has elected not to establish an asking price for the 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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