

FOR SALE

206 BAKER ST.

NELSON, BC



±11,761 SF DEVELOPMENT SITE



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FOR SALE

206 BAKER ST.

NELSON, BC



LOCATION

The subject site is located on the northeast corner of Baker Street and Falls Street in the main commercial area in the City of Nelson, BC. Nelson is a city located on the West Arm of Kootenay Region in BC. Nelson is halfway between Vancouver and Calgary and within a 30 min drive from the City of Castlegar. With a population estimated to be over 11,000 Nelson has become the service centre for the West Kootenay region attracting the high tech industry, education, manufacturing as well as tourism

SITE DESCRIPTION

The subject site is approximately ± 100 feet of frontage along Baker Street and approximately ± 120 feet along Falls Street. It is rectangular in shape, level, and is estimated to be ± 11,761 square feet.

LEGAL DESCRIPTION

PID: 014-373-602
Lot A District Lot 95 Kootenay District Plan 7050

ENVIRONMENTAL

A Certificate of Compliance has been issued for 206 Baker Street, Nelson to certify that as of October 15, 2024 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

ZONING

The subject site is currently zoned C1 - Core Commercial Zone. The intent of this zoning is to designate and preserve land for the orderly development of the financial, retail, and entertainment governmental and cultural core of Downtown.

PROPERTY TAXES (2024)

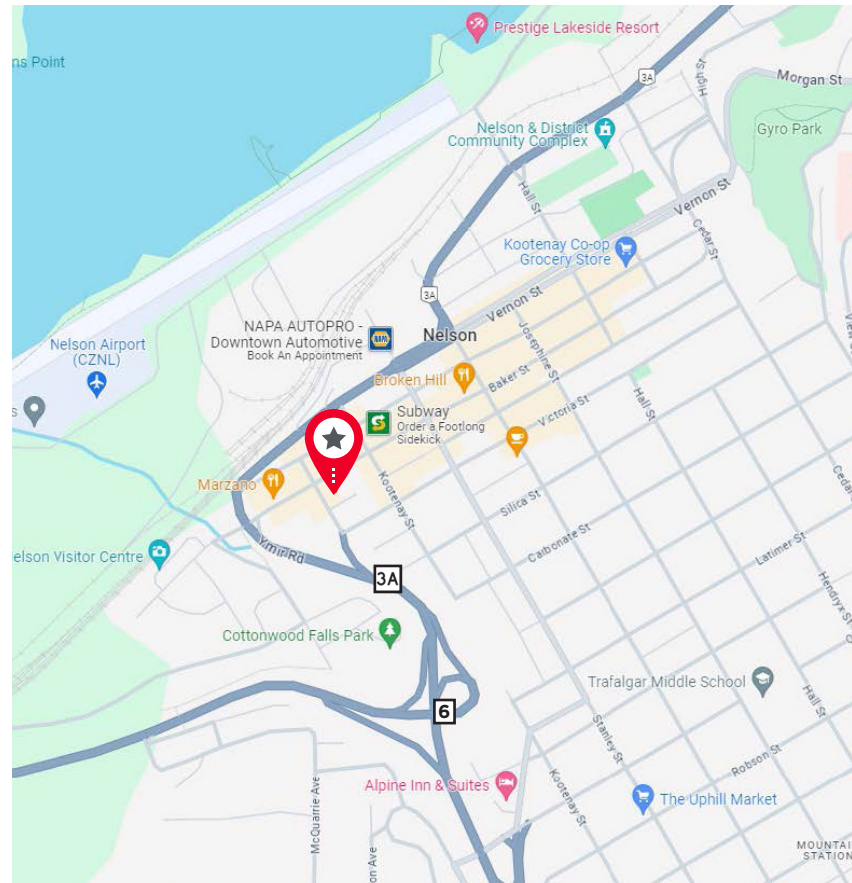
\$12,289.11

ASKING PRICE

\$825,000

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.



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