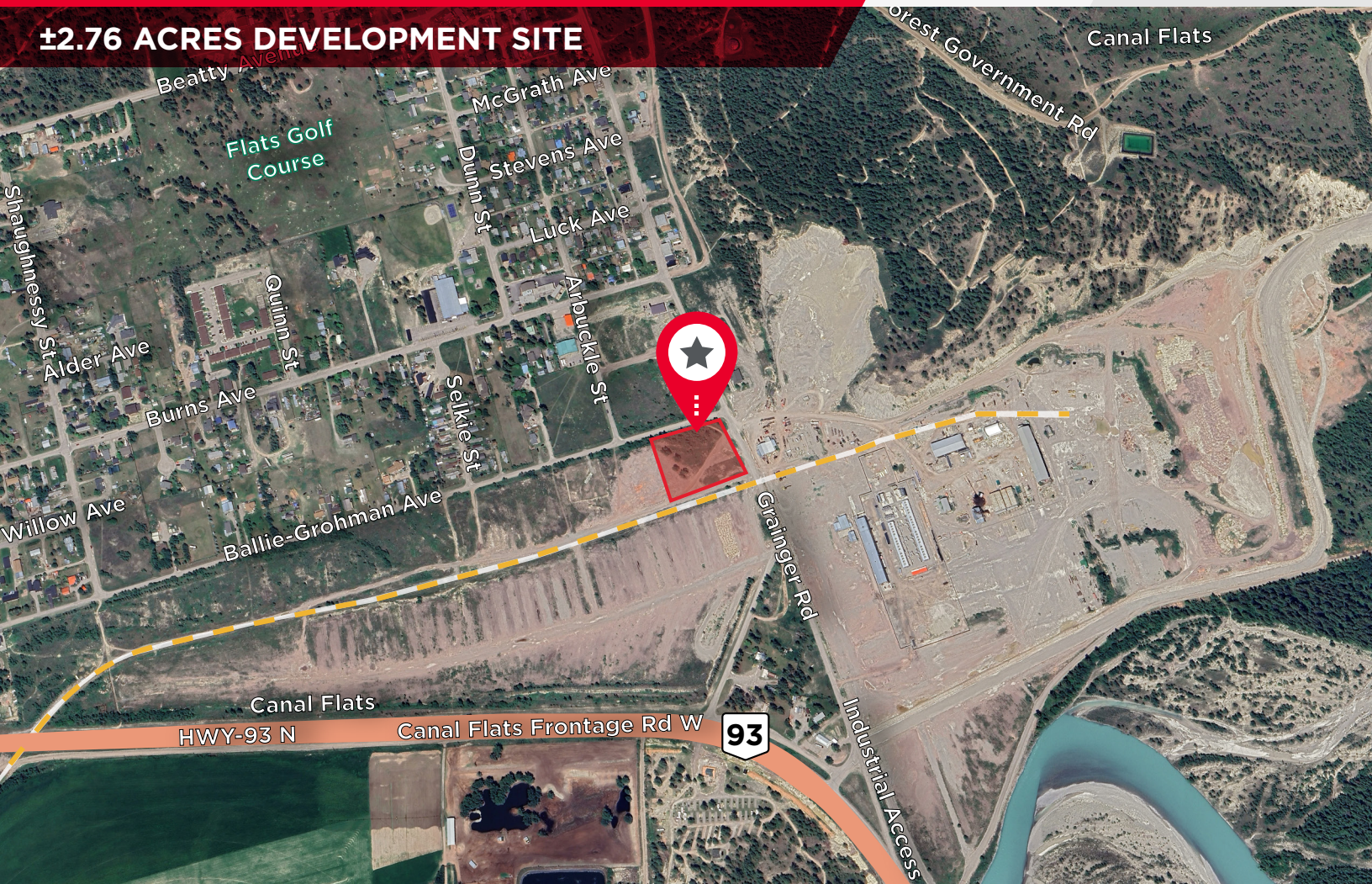


# FOR SALE

## 4982 BALLIE-GROHMAN AVENUE CANAL FLATS, BC



±2.76 ACRES DEVELOPMENT SITE



### Craig Haziza

Vice President

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# FOR SALE

## 4982 BALLIE-GROHMAN AVENUE CANAL FLATS, BC



### LOCATION

The subject site is located on the corner of Ballie-Grohman Avenue and Grainger Road in the Village of Canal Flats, BC. Canal Flats is a little village in the East Kootenay region of BC situated between Invermere and Cranbrook at the base of the Canadian Rockies. The Village is surrounded by parks including Banff National Park. Multiple venues offering world-class skiing and mountaineering are within two hours' driving distance.

### SITE DESCRIPTION

The subject site is approximately ±352 feet of frontage along Ballie-Grohman Avenue and approximately ±307 feet along Grainger Road. It is rectangular in shape, level and is estimated to be **±120,225 square feet**.

### LEGAL DESCRIPTION

PID: 015-793-711  
LOT 1 DISTRICT LOT 110 KOOTENAY DISTRICT PLAN 1738

### 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 C1 - Village Centre Mixed Use Zone. The intent of this zoning is to support a unique blend of complementary land uses include a mix of commercial, residential and institutional uses.

### PROPERTY TAXES (2023)

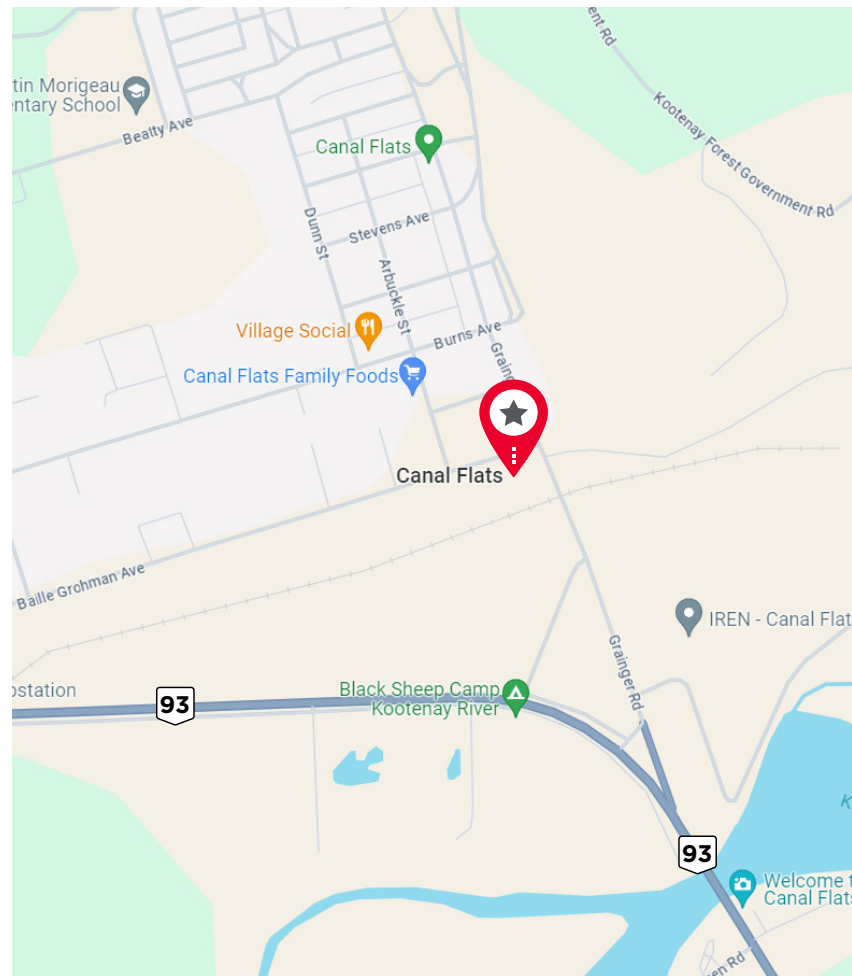
\$6,072.75

### ASKING PRICE

\$300,000

### 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.



### Craig Haziza

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