

FOR SALE

400 VALLEYVIEW DRIVE CRESTON, BC



±1.15 ACRE DEVELOPMENT SITE



Craig Haziza
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FOR SALE

400 VALLEYVIEW DRIVE CRESTON, BC



LOCATION

The subject site is located along Valleyview Drive in the Town of Creston, BC. Creston is in the Kootenay region of southeastern BC and sits just 10 km north of the U.S. Border. It is known for a diverse economy with a mix of industries such as agriculture, forestry, retail, and tourism.

SITE DESCRIPTION

The subject site has approximately ±336 feet of frontage along Valleyview Drive and borders railway tracks on the east side. It is rectangular in shape, level and is estimated to be **±50,094 square feet**.

LEGAL DESCRIPTION

PID: 014-307-383

Lot A District Lot 524 Kootenay District Plan 5822

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 R1 (Residential Low Density Zone).

PROPERTY TAXES (2024)

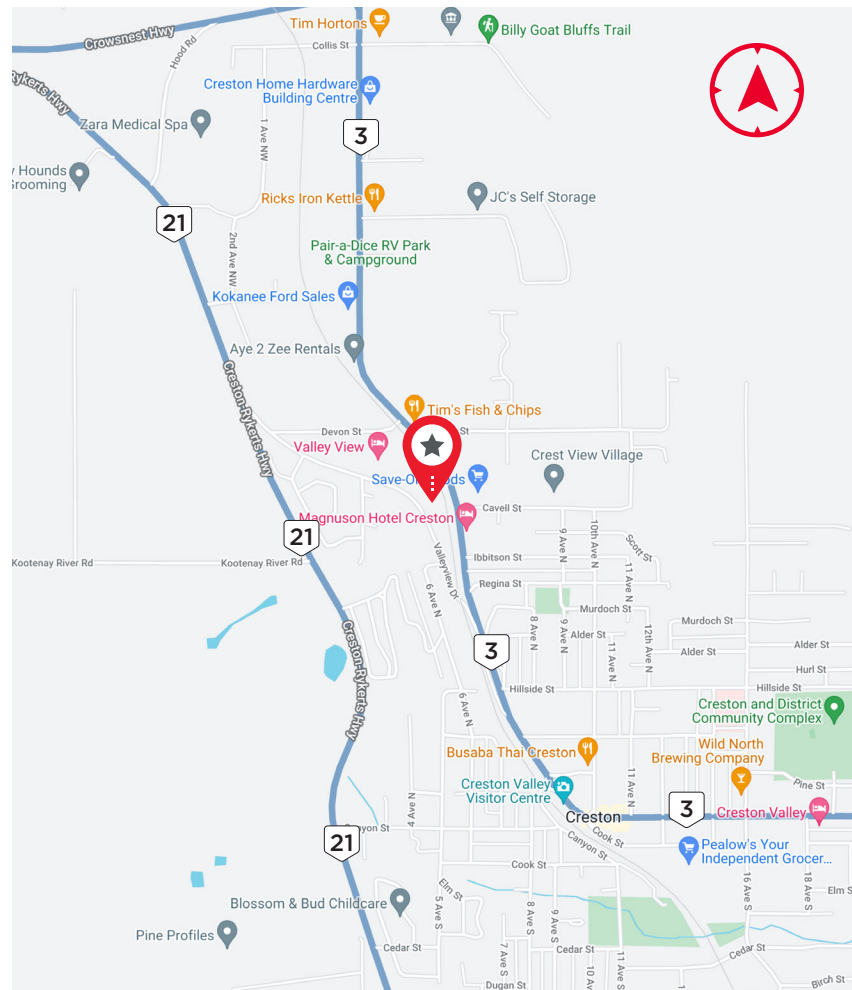
\$3,170.92

ASKING PRICE

\$139,000.00

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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