

FOR SALE

2840 BUSH RIVER FSR ROAD

DONALD, BC



±1.52 ACRE DEVELOPMENT SITE



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DONALD, BC



LOCATION

The subject site is located adjacent to Chatter Creek Mountain Lodges staging lot and proximal to the BC School of Log Buildings at the intersection of Reeves Road and Bush River FSR Road in the town of Donald, BC.

Donald is located along the Columbia River, a vast river system with an abundance of water activities from fishing to rafting. The Canadian Rockies surround you with incredible views. Donald is also located close to Marl Creek Provincial Park where visitors enjoy hiking and cycling along the scenic trails.

SITE DESCRIPTION

The subject site is located on a flat corner lot and is approximately ±1.52 acres and irregular in shape.

LEGAL DESCRIPTION

PID: 014-525-101

Lot 2 of the Canadian Pacific Railway Reserve Township 29 Range 23 West of the 5th Meridian Kootenay District Plan 5152

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

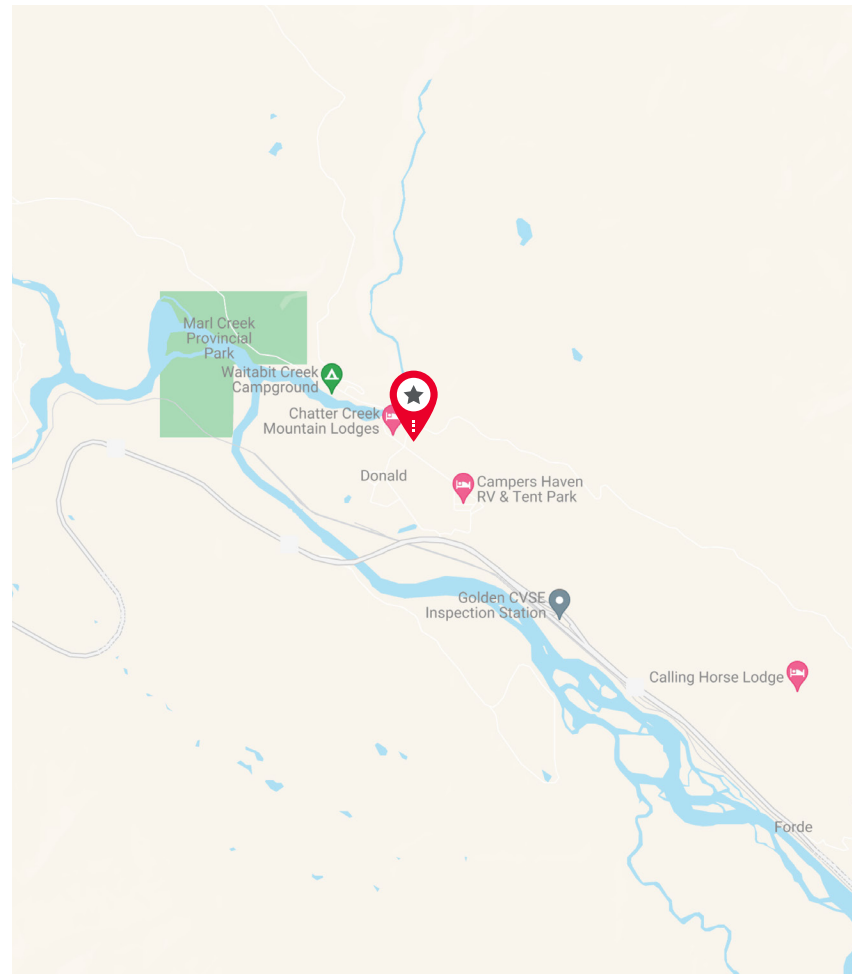
There currently is no zoning in place

ASKING PRICE

\$140,000

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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