

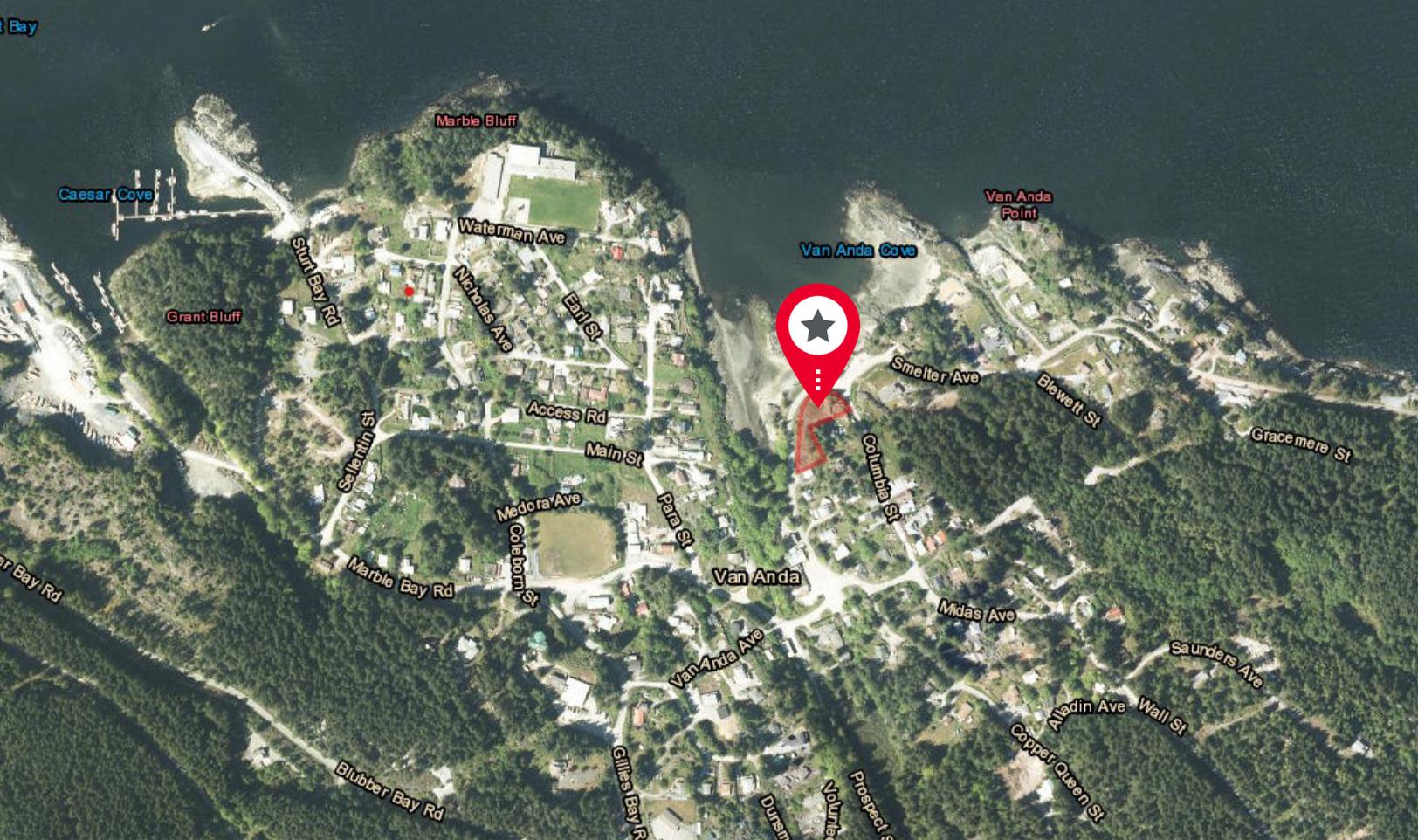
FOR SALE

2000 SMELTER AVENUE

VAN ANDA (TEXADA ISLAND), BC



± .547 ACRE DEVELOPMENT SITE



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FOR SALE

2000 SMELTER AVENUE

VAN ANDA (TEXADA ISLAND), BC



LOCATION

The subject site is located along Valleyview Drive in the Town of Creston, BC. Texada Island is a large island located in the Strait of Georgia of British Columbia. It is the largest Gulf island at 50 km (30 miles) long and is a pristine and appropriate choice for the adventurous traveler. Texada Island is affectionately called "The Rock" by locals. Outdoor recreation opportunities abound, and there are some unique attractions and annual events to check out on the island.

SITE DESCRIPTION

The subject site is approximately ± .547 acre in size in a quiet residential neighborhood directly across the street from the ocean looking back at Powell River. It is Irregular in shape fenced and level.

LEGAL DESCRIPTION

PID: 007-654-618

Lot A Block 20 District Lots 7, 8 and 14, Texada Island District Plan 15495

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.

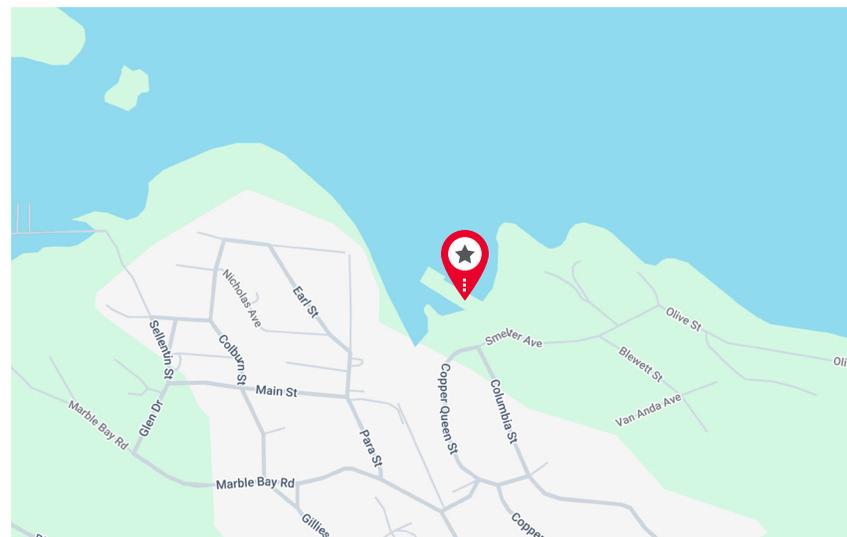
In some cases, the cost to remediate may exceed the value of the property in which case Imperial Oil will consider selling for a reduced price based on them providing a Remedial Action Plan (RAP) which would limit the use of the property and may include ongoing obligations. A RAP may take up to one year to be provided depending on the information available on the property.

ASKING PRICE

\$249,900

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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