



Blake Gozda
Personal Real Estate Corporation
Vice President
604 608 5971
blake.gozda@cushwake.com

FOR SALE

1086 & 1090 TRANS-CANADA HIGHWAY

CACHE CREEK, BC

LOCATION

Cache Creek is located in the beautiful Southern Interior of BC roughly 1 hour West of Kamloops and 4.5 hours Northeast of Vancouver. The property is located at the busy intersection of the Trans Canada Hwy #1 and Cariboo Hwy #97.

SITE DESCRIPTION

The high exposure property with multiple points of access is currently vacant, fenced and partially paved.

OPPORTUNITY

The Subject Property is located in an excellent high exposure location for development of a new commercial building. With varying uses available under the current zoning bylaw, the Village of Cache Creek is promoting revitalization of the Downtown Area to attract additional businesses and tourism.

SITE SIZE

0.45 acres (19,602 sf)

ZONING

C1 - General & Highway Commercial
Likely uses include but are not limited to: car wash, gas station, various retail, hotel, bank, restaurant with drive-thru, health service or clinic, commercial building and many more.

LEGAL DESCRIPTION

LOT 1 DISTRICT LOT 104 GROUP 2 KAMLOOPS DIVISION YALE (FORMERLY YALE-LYTTON) Division, Yale DISTRICT PLAN 3872 PID: 010-697-110

LOT 4 DISTRICT LOT 104 GROUP 2 KAMLOOPS DIVISION YALE (FORMERLY YALE-LYTTON) Division, Yale DISTRICT PLAN 3871 PID: 010-697-187

AVAILABILITY

Immediate

ENVIRONMENTAL

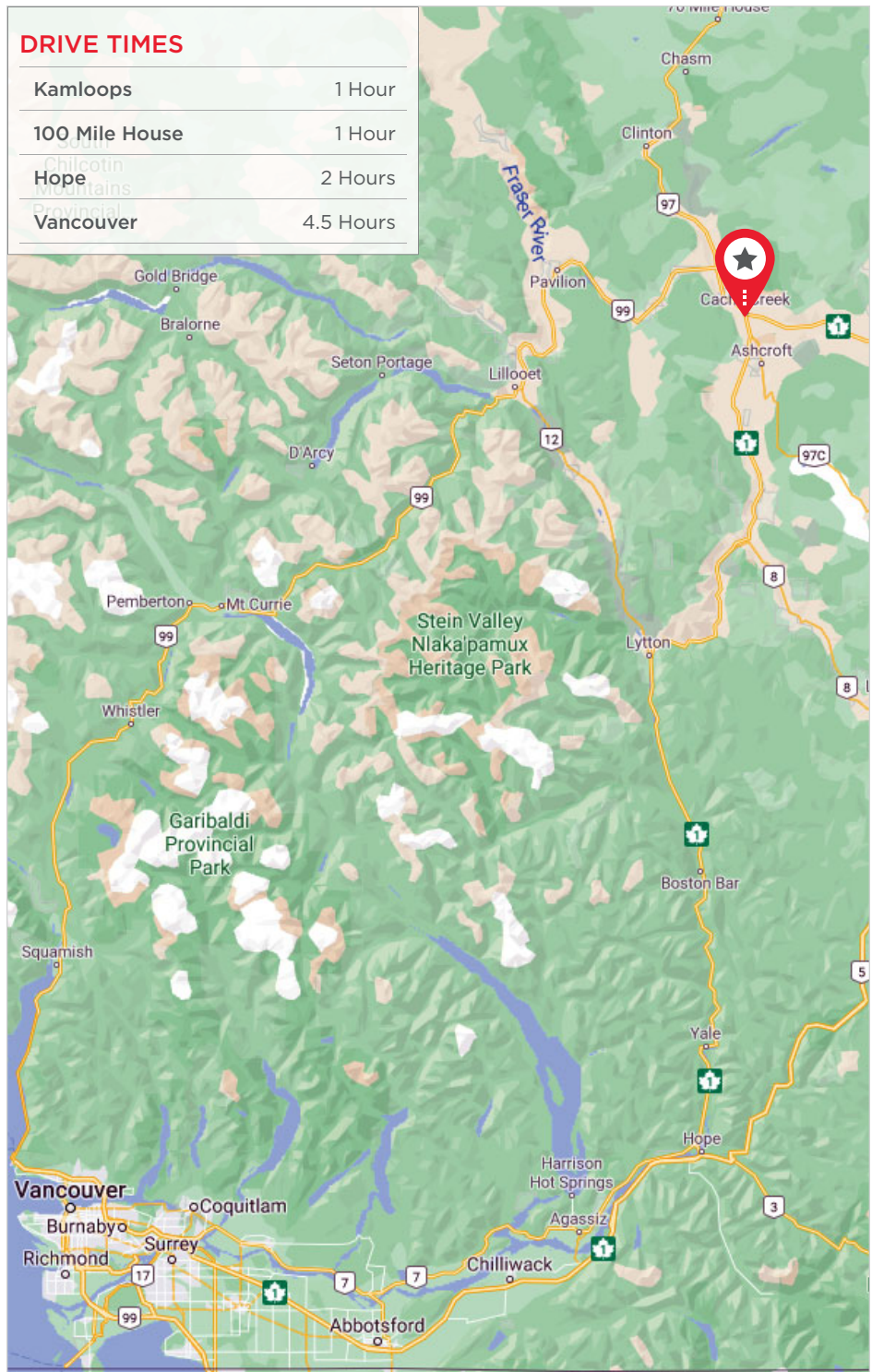
BC Ministry of Environment has issued a Certificate of Compliance allowing outdoor uses and future buildings at grade. Buyer to complete its own due diligence.

ASKING PRICE

\$49,900

DRIVE TIMES

Kamloops	1 Hour
100 Mile House	1 Hour
Hope	2 Hours
Vancouver	4.5 Hours



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