

4804 50<sup>TH</sup> AVENUE NORTH  
FORT NELSON, BC



48,787 SF DEVELOPMENT SITE

FOR SALE



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## 48,787 sf Development Site

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### LOCATION

Located on the northeast corner of Airport Drive and 50th Avenue North. The site offers excellent exposure to all traffic travelling the Alaska Highway.

### SITE DESCRIPTION

The site is rectangular in configuration with a 242 foot arc on the southeast corner of the site. The north property line totals approximately 314 feet and the depth of the site totals approximately 173 feet.

The total estimated site area is 48,545 sf or 0.451 ha. Access to the property is via both Airport Drive and 50th Avenue North.

### SERVICES

The property has all services available to the site including water, sanitary sewer, hydro and telephone/cable.

### LEGAL DESCRIPTION

Lot B District Lot 1577 Peace River District Plan 12826  
PID: 012-327-298

### ZONING

The property is currently zoned C-6 Service Commercial, intended specifically for service station uses.

In discussions with the Town of Fort Nelson - Northern Rockies Regional District's Planning Department, they indicated they would support a rezoning of the property to a CC-Commercial Core zoning, the same zoning as the properties surrounding the subject property.

The CC zoning's intent is to concentrate major commercial activities in a central location. The district provides commercial uses such as major business, finance, real estate, office, entertainment, cultural and major retail uses in a compact, pedestrian friendly environment.

### ENVIRONMENTAL

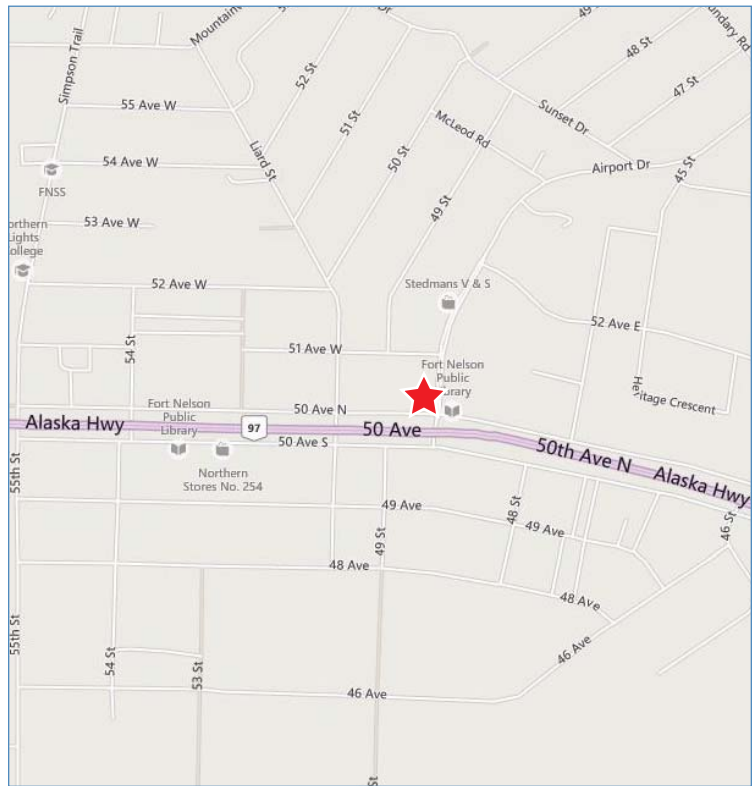
A Certificate of Compliance for the site has been issued "to certify that as of December 3, 2014 the lands described herein have been satisfactorily remediated to meet Ministry of Environment standards for commercial land." The existing Certificate of Compliance allows for the development of slab-on-grade buildings on the site. A copy of this certificate, as well as relevant environmental reports, will be made available to the prospective purchaser upon acceptance and execution of the vendor's Standard Offer to Purchase Contract.

### PROPERTY TAXES (2014)

\$7,478.80

### ASKING PRICE

\$320,000



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