

**27.16 ACRES +/-**  
(11.5 ACRES +/- USABLE)

47994 RIVERSIDE RD  
BOSTON BAR, BC

**DESIGNATED INDUSTRIAL  
ZONING POSSIBILITIES**



(outline inaccurate due to photo angle- refer to survey plan)

Riverside Rd

**FOR SALE**

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# UNIQUE LAND OPPORTUNITY

47994 RIVERSIDE RD, BOSTON BAR, BC

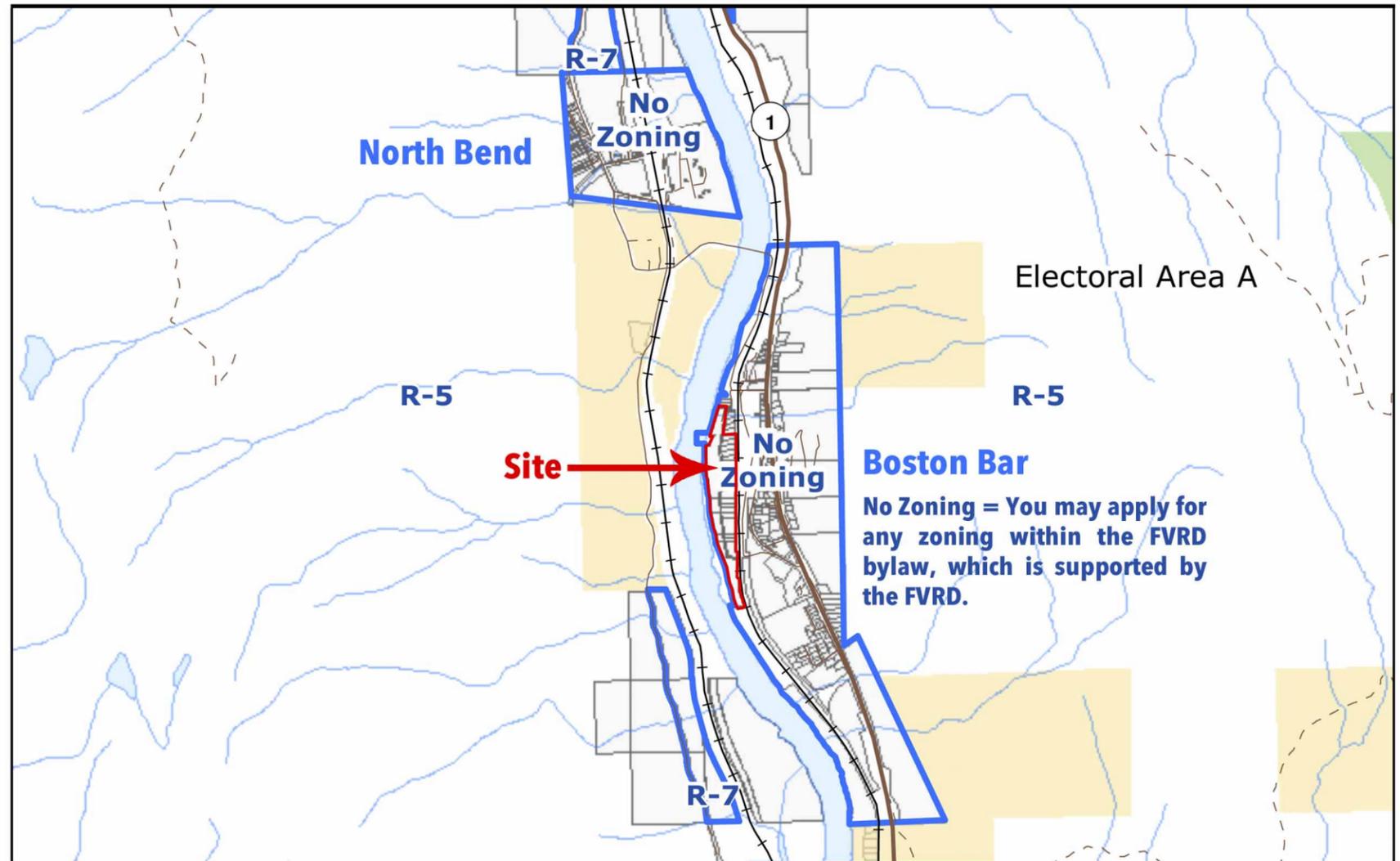
<b>CURRENT ZONING</b>	UNZONED (POTENTIAL ZONING POSSIBILITIES AVAILABLE)
<b>OFFICIAL COMMUNITY PLAN</b>	FRASER VALLEY REGIONAL DISTRICT FOR BOSTON BAR - NORTH BEND - CANYON ALPINE
<b>LAND USE DESIGNATION</b>	INDUSTRIAL
<b>ACCESS</b>	ROAD & RAIL ACCESS (CONFIRM WITH CN RAIL)
<b>SITE PLAN</b>	20 COMBINED LEGAL LOTS
<b>LOCATION</b>	65 KM NORTH OF HOPE VIA HWY 1
<b>SITE AREA</b>	27.16 ACRES +/-
<b>ASKING PRICE</b>	\$2,500,000

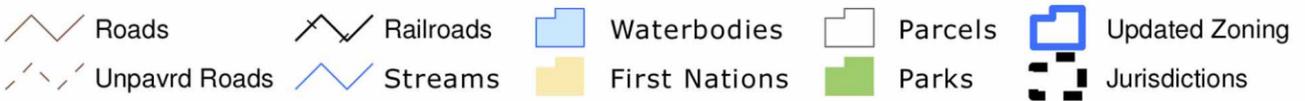
Rarely available 27.16 Acres +/- of designated industrial land, with 11.5 Acres +/- of usable land area, located in Boston Bar, BC, 65 KM north of Hope, BC along Trans-Canada Hwy 1. The site, positioned along the Fraser River bank, contains direct rail access for loading across 500m +/- of rail along the Boston Bar CN Station Rail Yard which can be used for freight operations through CN Rail, and is as well currently used for passenger operations by VIA Rail. The Boston Bar CN Station is a segment of CN's main transcontinental route moving heavy bulk commodity trains directly reaching the Pacific, Atlantic and Gulf of Mexico / Gulf of America coastlines along with 23 intermodal terminals.

The site had been last used as log sort and storage for over 20 years, which consists of compacted gravel fill alongside the rail track with several old concrete foundations scattered across the site, and is currently unzoned which avails opportunity to retain the existing industrial land use designation, or seek rezoning with the Fraser Valley Regional District which may consider uses such as outdoor recreation, RV park, private resort, and others.

The climate in summer months of Boston Bar through July and August are characterized by hot dry conditions with daytime temperatures exceeding 30°C. The Fraser Canyon is located in a continental climate, east of the coast. The rain shadow effect from the mountains means it receives significantly less rainfall than the coast.

## SALIENT DETAILS



FVRD Zoning Bylaw 1638, 2021		 
<b>Schedule D</b>		
THIS IS MAP 4 of 28 CONSTITUTING ZONING AMENDMENT MAP SCHEDULE 1638-D ATTACHED TO AND AN INTEGRAL PART OF FRASER VALLEY REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 1638, 2021		Scale 1:40,000
		Date Created: June 2023

Boston Bar and North Bend are side by side twin communities located in the Fraser Canyon, a significant valley in the Southern Interior of British Columbia, Canada. The Fraser Canyon is a historic region of British Columbia known for its rugged scenery, including deep gorges, mountains, and waterfalls, which makes it a popular road trip and scenic drive along Highway 1. Rafting tours, fishing charters, campgrounds and indigenous retreats line the Fraser Canyon as part of the tourist economy.

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BOSTON BAR, BC

## INSTITUTIONS

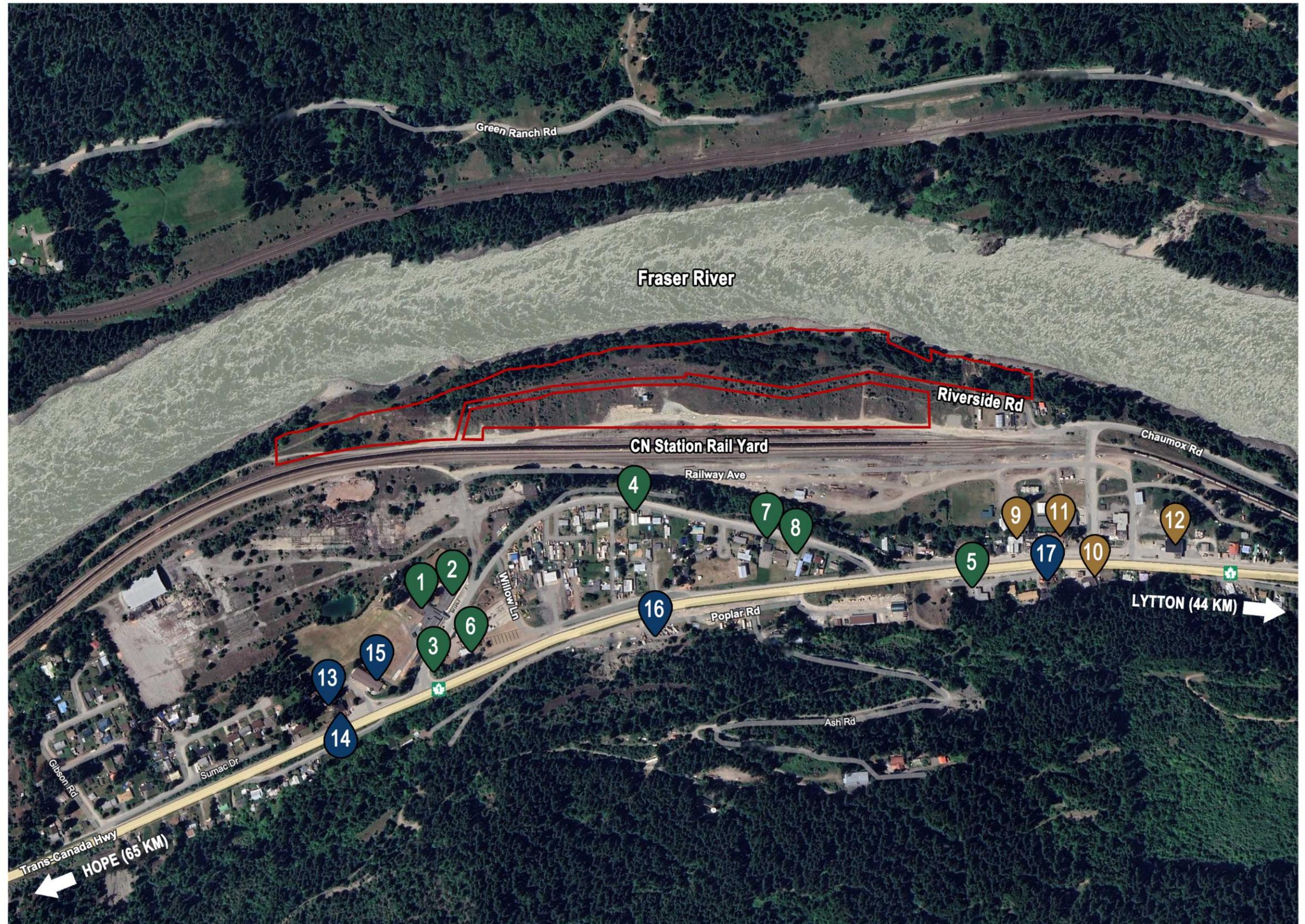
- 1 Boston Bar Elementary & Secondary School
- 2 Boston Bar Library
- 3 Boothroyd Community Hall
- 4 Fraser Canyon Community Church
- 5 Boston Bar Ambulance Station
- 6 St Joseph Catholic Church
- 7 Canada Post
- 8 RCMP

## FOOD, SERVICE & CONVENIENCE

- 9 Fraser Canyon Market 1991
- 10 Fetch Panda Esso Station
- 11 Canyon Tire
- 12 Fas Gas Plus

## RESTAURANT & LEISURE

- 13 Old Towne Inn
- 14 Chuckwagon Bar & Grill
- 15 Canyon Lanes (Bowling )
- 16 Boston Bar Uptown RV Park
- 17 JB's Drive In



AREA MAP

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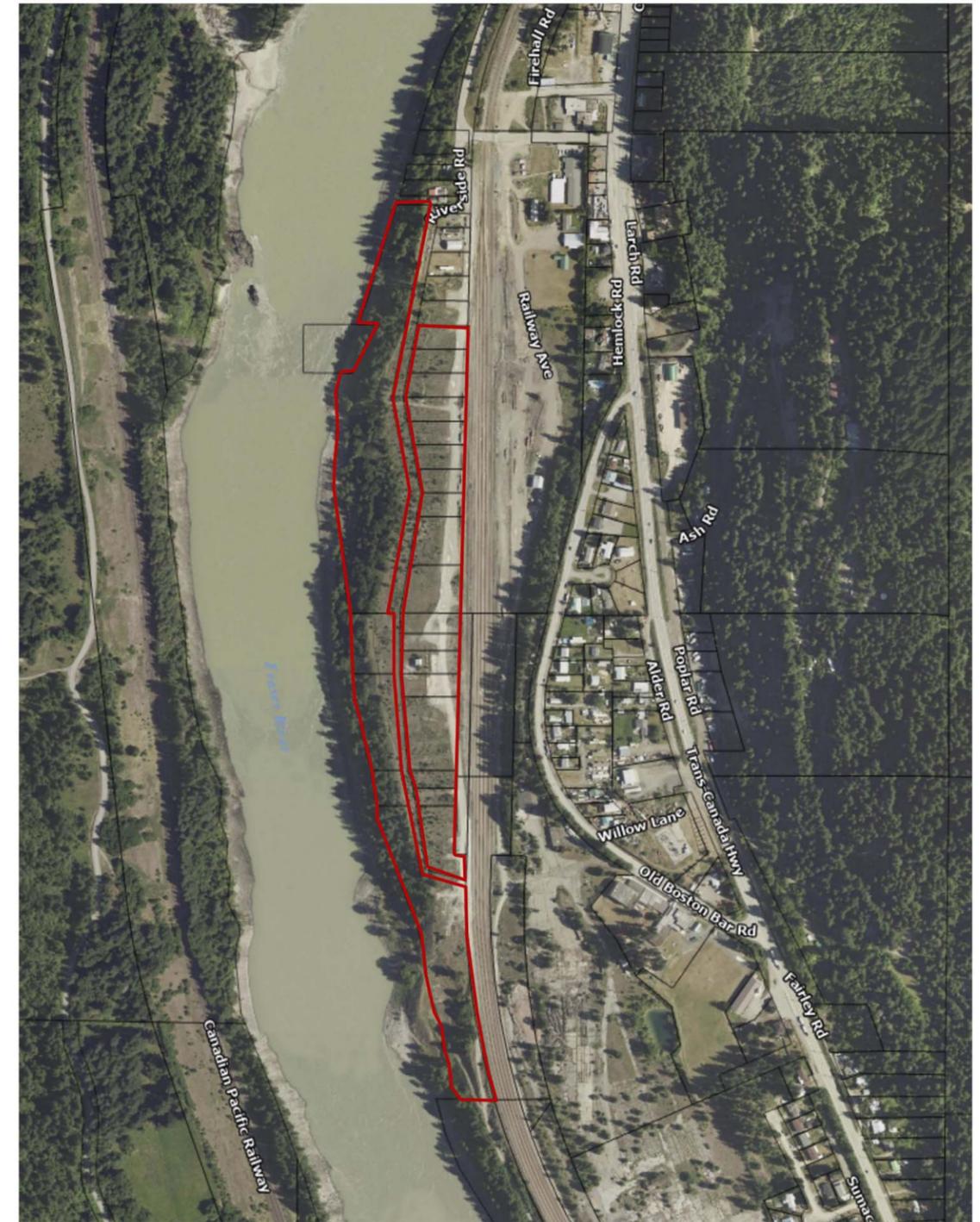
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CN Railway's main transcontinental route spans 30,000 KM from the Atlantic to the Pacific and connects to the US Gulf Coast, making it the only transcontinental network in North America with access to 3 coasts, which include 12 ports.



The Fraser Valley Regional District Web Map outlining the site amalgamation of 20 individual legal lots.

**RAIL LOGISTICS & LOT PLAN**

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