

FOR SALE

7080 Watch Lake Road, Lone Butte, BC

Well-Positioned 29.2-Acre Heavy Industrial Site Near 100 Mile House



Derek Nystrom*

Macdonald Commercial

604.644.8652

Derek.Nystrom@macdonaldcommercial.com

*Personal Real Estate Corporation

Max Wiltshire*

Cushman & Wakefield

604.690.2658

Max.Wiltshire@cushwake.com

Macdonald
COMMERCIAL



7080 WATCH LAKE ROAD

Lone Butte, BC

SALIENT DETAILS

Address:	7080 Watch Lake Road, Lone Butte, BC
Legal:	LOT B, PLAN KAP73485, DISTRICT LOT 3829, LILLOOET LAND DISTRICT, & DL 3830, 4038 & 4039
PID:	025-660-616
Jurisdiction:	Cariboo Regional District
Land size:	29.157 acres
Improvements:	4,080 sf warehouse built in 2014
Zoning:	Heavy Industrial 1 (M 3-1)
Maximum Height:	35 feet
Subdividable:	Yes (up to 15 lots from 40,957 sf to 500,315 sf)
Flood Plain:	No
Geotech Issues:	No
Environmental Issues:	No
Property Tax:	\$7,736.62

List Price: **\$1,500,000**



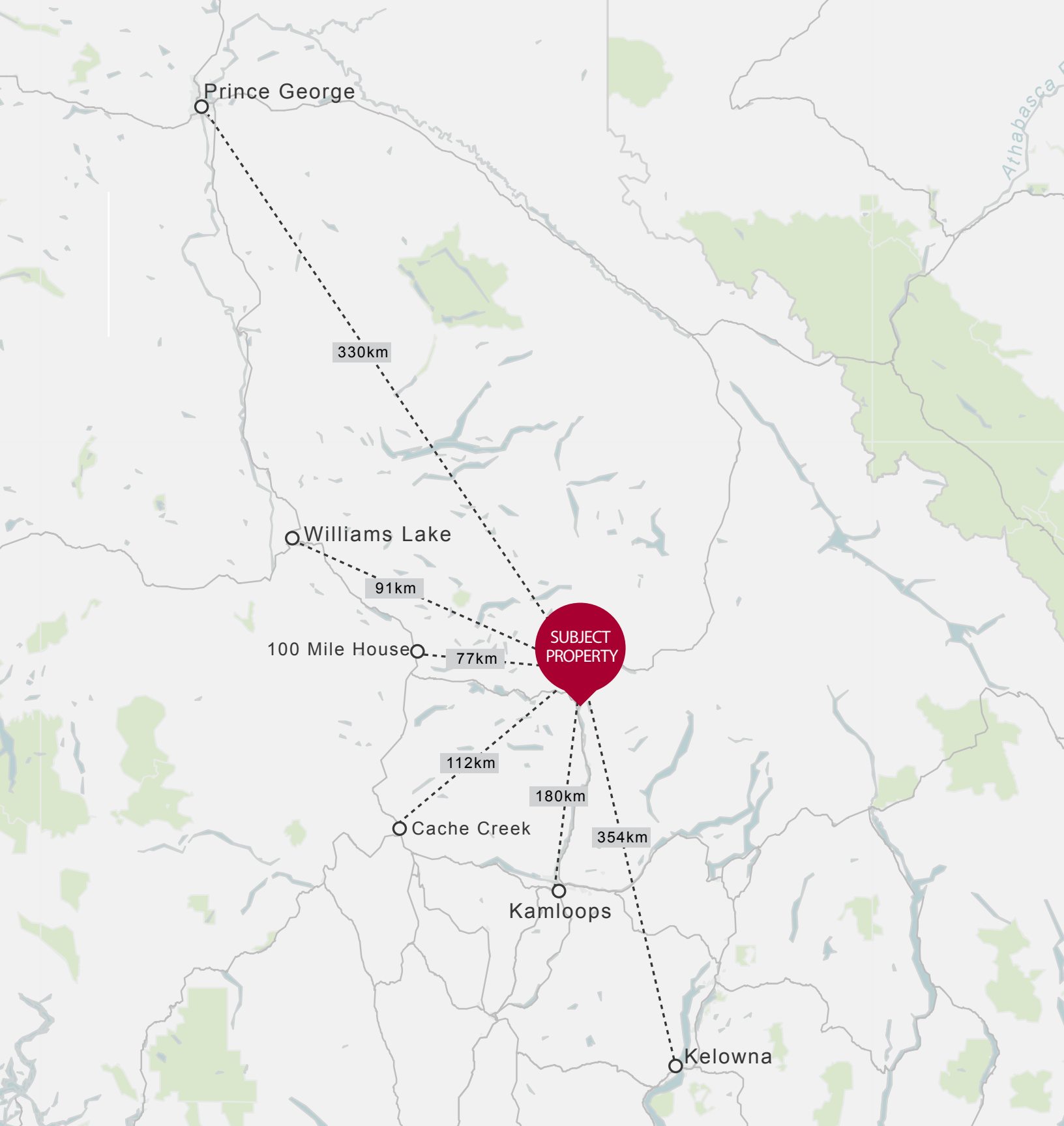
HIGHLIGHTS

Well-positioned 29.157-acre heavy industrial site near 100 Mile House

Close proximity to Highway 97 and major trucking routes

Rail marshalling area proposed adjacent to former rail siding

Subdividable into 15 high-quality industrial lots serviced by private road



Derek Nystrom*
Macdonald Commercial
604.644.8652
Derek.Nystrom@macdonaldcommercial.com

*Personal Real Estate Corporation

Max Wiltshire*
Cushman & Wakefield
604.690.2658
Max.Wiltshire@cushwake.com

Macdonald
COMMERCIAL



Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.