

FOR SALE

400 WESTMINSTER AVENUE W PENTICTON, BC



±18,500 SF DEVELOPMENT SITE



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LOCATION

The subject site is located at the intersection of Westminster Avenue W and Haynes Street in the City of Penticton, BC. Penticton is situated between Lake Okanagan and Lake Skaha and is centrally located on the Highway 97 Wine Route, Penticton is easily accessed from the Trans-Canada Highway, Highway 3 and other major B.C. and Washington state highways. Penticton is known for its beaches, wine and orchards, not to mention a wide range of outdoor recreational activities.

SITE DESCRIPTION

The subject site is approximately 95 feet along Westminster Avenue W and is approximately ±156.8 feet along Haynes Street. It is rectangular in shape and is estimated to be **±18,500 square feet**.

LEGAL DESCRIPTION

Lot 1 District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 3275
PID: 010-891-421

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.

ZONING

The subject site is currently zoned C6 - Urban Peripheral Commercial. The intent of this zoning is to permit for a mix of residential, commercial, office and retail or personal service commercial uses.

PROPERTY TAXES (2023)

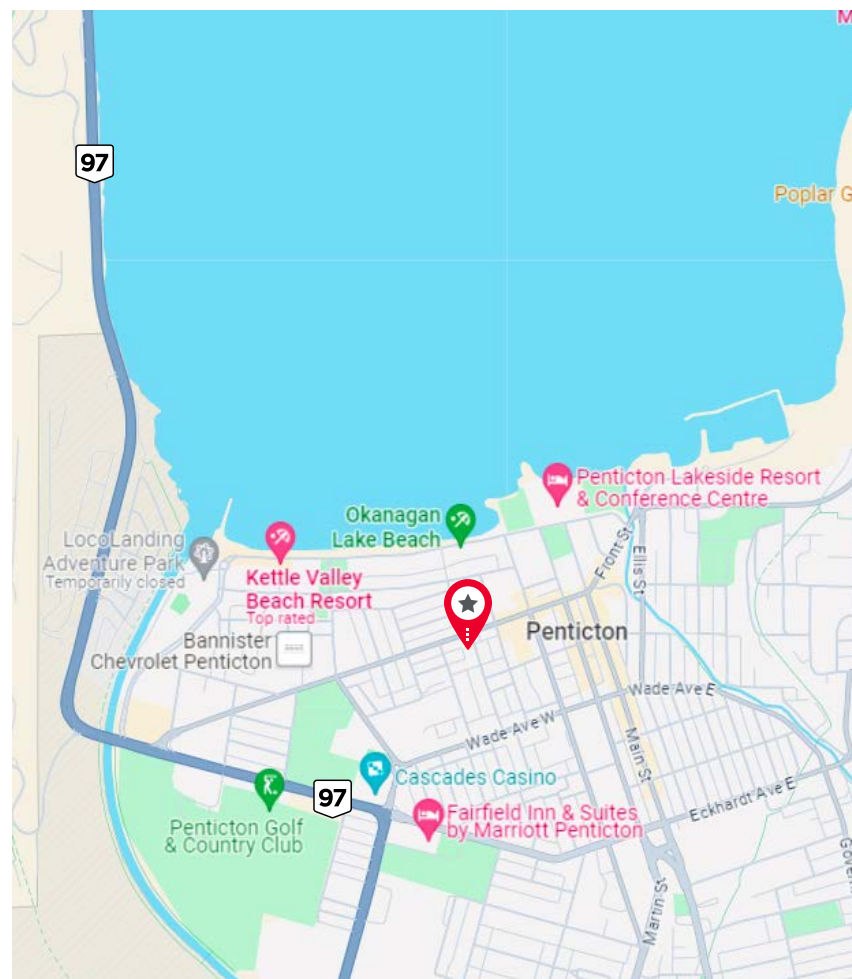
\$12,937.37

ASKING PRICE

The Vendor has chosen not to establish an asking price for the property.

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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