



Colliers

3380 Ford Road | Tappen, BC

Large-scale industrial property *for sale*

Court Ordered Sale

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Property Overview

3380 Ford Road | Tappen, BC

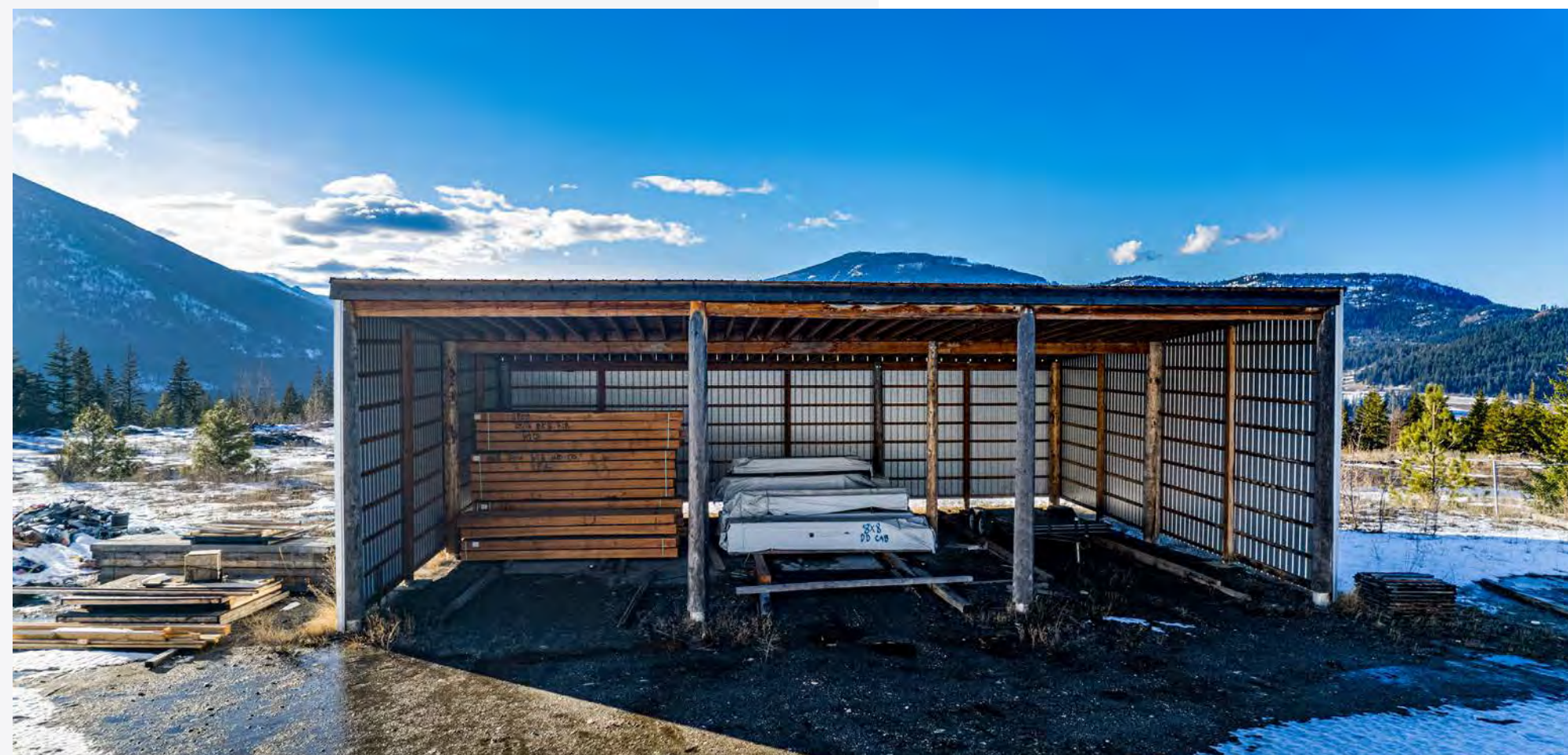
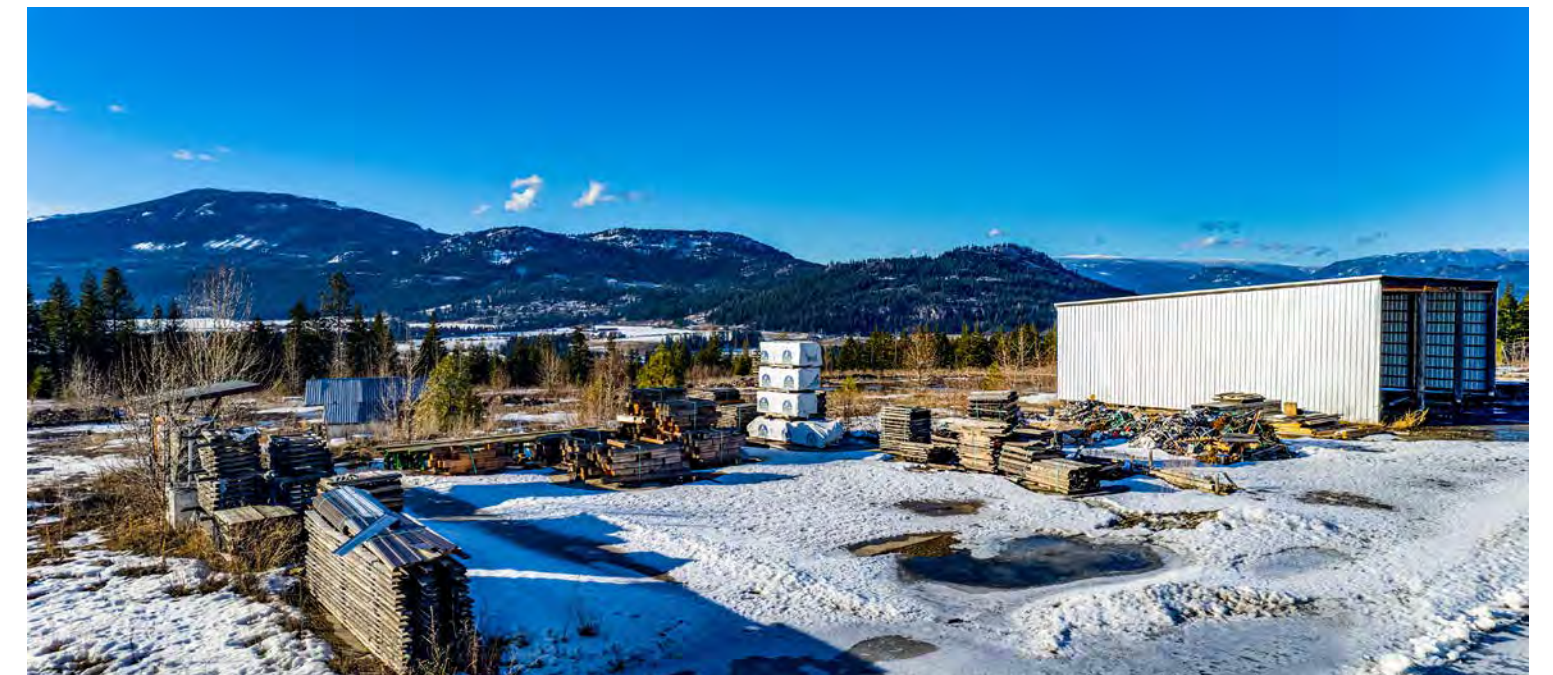
Colliers is pleased to present this large-scale industrial property located just outside of Tappen, BC. Situated on 40.55 acres, this rural development is composed of multiple buildings including a 65,920 SF warehouse, 4,070 SF two-storey log showhome office, 4,874 SF lumber kilns & control room, 2,000 SF shop and 3 storage sheds totaling 7,490 SF.

The Subject Property features a dedicated on-site transformer, 3-phase power, capacity 1.5MW with upgrade potential. There is well water on-site plus two (2) septic systems.

Utilized as a log home processing facility, this property is non-zoned and is designated as Industrial in the Columbia Shuswap Regional District OCP.



Property Profile



Area

Size

Main Warehouse	65,920 SF
Two-Storey Office	4,070 SF
Kilns & Control Room	4,874 SF
Detached Shop	2,000 SF
Detached Shed	1,350 SF
Detached Equipment Sheds	6,140 SF



Area

The Subject Property is located on the shores of Shuswap Lake, only 20 minutes north of Salmon Arm. Its immediate proximity to the Trans Canada Highway allows for easy accessibility.

Population

10 KM	7,556
30 KM	45,703
50 KM	68,271

Average Household Income

10 KM	\$106,351
30 KM	\$95,029
50 KM	\$95,553

Workforce Population

10 KM	3,255
30 KM	20,320
50 KM	30,746

Median Age

10 KM	56
30 KM	54
50 KM	52

Employment Rate

10 KM	92%
30 KM	93%
50 KM	93%



Drive Times

Salmon Arm

18.3 Km | 18 Minute Drive

Vernon

78.6 Km | 63 Minute Drive

Kamloops

92.0 Km | 64 Minute Drive



Asking Price:

\$5,700,000

For more information,
please contact:

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