

3998 AIRPORT ROAD

COQUIHALLA HWY
PRINCETON-KAMLOOPS HWY

AIRPORT ROAD

**20.56 ACRES OF INDUSTRIAL LAND
FOR SALE**

3998 AIRPORT ROAD, MERRITT, B.C.

STEVE LAURSEN
PERSONAL REAL ESTATE CORPORATION
INDUSTRIAL. COMMERCIAL. INVESTMENT REAL ESTATE

STEWART DUNBAR
PERSONAL REAL ESTATE CORPORATION

3998 AIRPORT ROAD

THE OPPORTUNITY

20.56 acres of flat vacant, land located in Merritt, B.C. The parcel is situated next to both the Coquihalla (Hwy 5) and the Princeton-Merritt Highway (Hwy 5A). The site has been partially stripped /graded and is fully fenced and gated. The property has had a significant power upgrade complete (2.5 M.W.) and all services have been extended on to the site – water, sanitary, and storm ponds.

The area of interest presents a developing retail district and light industrial area. With M1 zoning, the property is intended towards a span of light and medium industrial uses.

PROPERTY DETAILS



MUNICIPAL ADDRESS

3998 Airport Road, Merritt, BC



LEGAL DESCRIPTION:

Lot 2 Plan EPP44524 KDYD Sec 23 Township 91



PID:

029-533-996



LOCATION:

Located adjacent to the Municipal Airport, on Airport Road in Merritt, BC



SITE AREA:

20.56 Acres (895,724 SF)



ZONING:

M1 Light Industrial



ROAD FRONTAGE:

Frontage on Airport Road, the planned extension to Airport Road and along the Kamloops-Merritt Highway (Hwy 5A)



PROPERTY TAXES:

\$44,743.55 (2019)



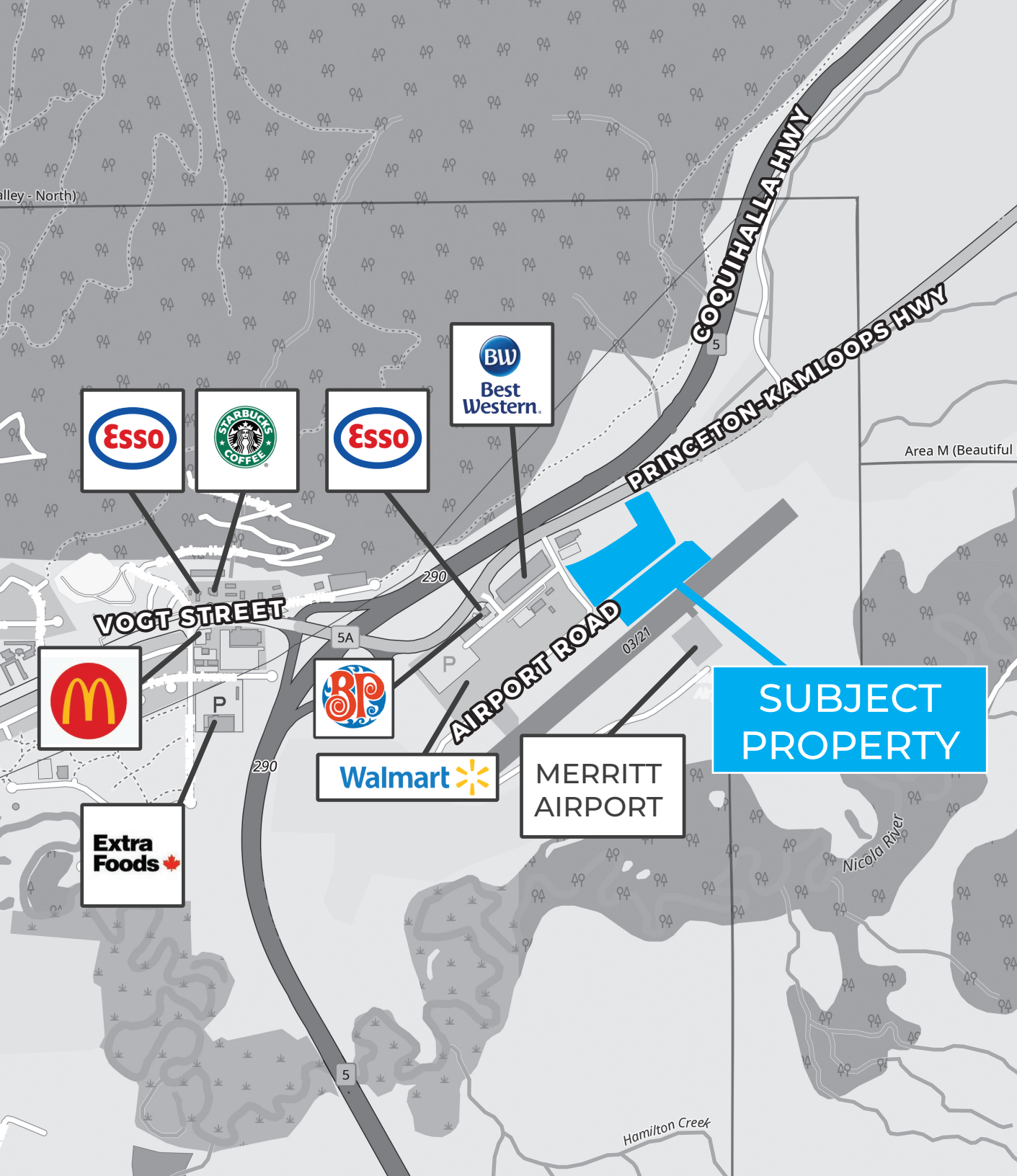
POSSESSION:

Immediate



LIST PRICE:

\$3,900,000



FEATURES

- Exposure with Highway Frontage - Highway 5A Princeton-Kamloops Highway
- Flat industrial land partially stripped and graded
- Fenced and Gated - site is easily accessible
- Significant power upgrade to the site - 2.5MW - worth approx. \$3 million
- Water, sanitary, and storm ponds have been extended to the property
- Right beside the airport
- Light industrial zoning allows for a variety of uses - see zoning excerpt

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CITY OF MERRITT

COQUIHALLA
HIGHWAY (HWY 5)

PRINCETON-
KAMLOOPS HWY

SUBJECT
PROPERTY

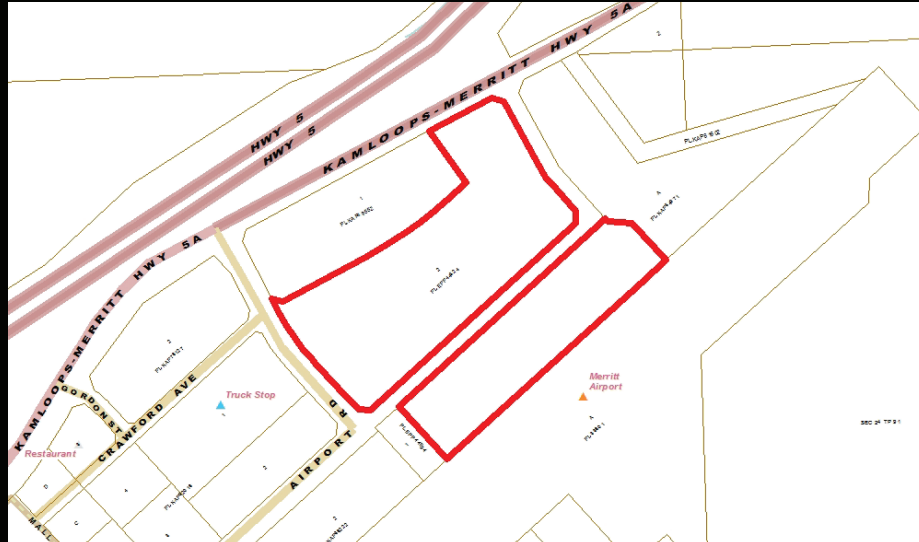
THE LOCATION

Located at the intersection of the key major transportation routes in the province, the City of Merritt offers access to efficient transportation and distribution, to training facilities, to a youthful labour force, and to an urban lifestyle in a country setting.

POPULATION

If you are looking for a long-term sustainable environment to grow your business, look no further than the City of Merritt. Merritt has significant “baby boomer” and “baby bounce” populations. Of the 7,113 strong population, 30% is under the age of 25. Merritt has a diverse business community, with such a mix of experience and youth, the labour force can meet the long-term sustainable growth of your business.

LIGHT INDUSTRIAL (M1)



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7.21.1 Intent

The Light Industrial zone is oriented towards a range of light and medium manufacturing, processing and other industrial uses.

7.21.2 Principal Uses

The following principal uses are permitted in the zoning district designated M1:

- a. Artisan Studio;
- b. Auction House;
- c. Brewing and Distilling;
- d. Building Supply Centre;
- e. Bulk Petroleum & Electricity Sales;
- f. Bus Depot;
- g. Business Support Services;
- h. Crematorium;
- i. Delivery Facility;
- j. Film Studio;
- k. Garden Centre, Outdoor;
- l. Greenhouse Agriculture;
- m. Machine & Welding Shop;
- n. Machinery Repair & Sales;
- o. Manufacturing, Light;
- p. Metal Recycling;
- q. Mobile and Modular Home Sales;
- r. Participant Recreation Services, Indoor;
- s. Public Use;
- t. Recycling Depot;
- u. Storage Facility, Indoor;
- v. Technology Centre;
- w. Transportation & Logistics;
- x. Vehicle Sales & Rentals;
- y. Vehicle Services;
- z. Vehicle Storage & Towing;
- aa. Veterinary Services;
- bb. Warehouse;
- cc. Water Refill Station;

CONTACT

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