

1227

MIDDAY
VALLEY
ROAD

LINDLAY CREEK ROAD

FIR AVE.

MIDDAY VALLEY ROAD

**56.39 ACRES OF
VACANT INDUSTRIAL LAND FOR SALE**

1227 MIDDAY VALLEY ROAD, MERRITT, B.C.
56.39 ACRES

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

STEWART DUNBAR
PERSONAL REAL ESTATE CORPORATION



PROPERTY DETAILS



MUNICIPAL ADDRESS

1227 Midday Valley Road,
Merritt, B.C.



SITE SIZE

56.39 acres



ZONING

M1 – Light Industrial



PROPERTY TAX

\$9,365.63 (2019)



POSSESSION

Immediate

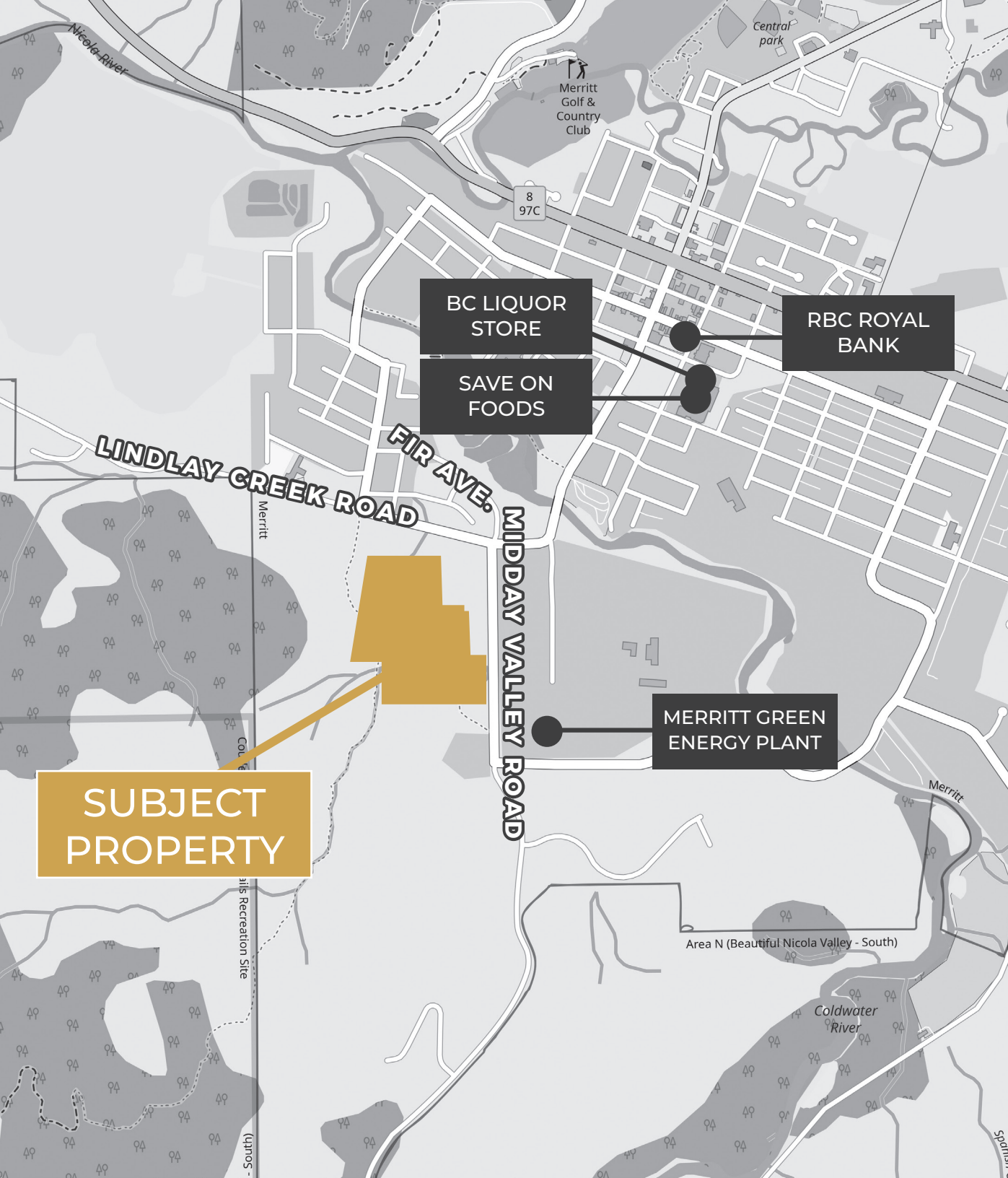


PRICE

\$4,499,000

THE OPPORTUNITY

Just off Highway 5A at 1227 Midday Valley Road. The property is 56 acres of M1 Light Industrial Land, M1 zoning allows for a variety of uses – see excerpt. All services are available at the lot line. Property is easily accessible from surrounding Highways. Property strategically positioned across the street from Merritt Green Energy Plant. For more information contact listing broker.



FEATURES

- Mostly flat industrial land
- Services at lot line
- Uniquely positioned next to the Merritt Green Energy Plant
- City of Merritt is a development friendly municipality
- Easily accessible from Highway 5A
- Property ideally set up for logistics and warehousing
- Light industrial zoning allows for a variety of uses
 - see zoning excerpt



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CITY OF MERRITT

An aerial photograph of the City of Merritt, British Columbia. The city is situated in a valley, with a river flowing through it. The surrounding area is a mix of urban development and natural landscape. Three labels with white boxes and black text are overlaid on the map. Two labels point to major highways: 'PRINCETON-KAMLOOPS HWY' and 'COQUIHALLA HIGHWAY (HWY 5)'. A third label, 'SUBJECT PROPERTY', points to a specific location in the city, which is highlighted by a gold-colored outline on the map.

PRINCETON-
KAMLOOPS HWY

COQUIHALLA
HIGHWAY (HWY 5)

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.



1227 MIDDAY VALLEY ROAD

PARCEL DESCRIPTION & LOCATION

Legal Description: LAPL KAP92785 SEC 16 TP 91 W6M

Land District: KDYD

Lot Size(Calculated)(+/-5%): Square Meter: 228200.67, Acre: 56.39, Hectare: 22.82

Community: Merritt

Local Authority: City of Merritt

School District: Nicola-Similkameen

LIGHT INDUSTRIAL (M1)

Intent

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

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;
- dd. Winery.

CONTACT

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