



9150 East Trans-Canada Highway Kamloops, BC

Highlights

Opportunity to acquire 50.66-acre riverfront land parallel to the Trans-Canada Highway. This is one of the last large pieces of land in Kamloops on the South Thompson River.

Michael Marckwort
Senior Associate, Investment
604 691 6638
mmarckwort@naicommercial.ca

NAI Commercial
1075 W Georgia St, Suite 1300
Vancouver, BC V6E 3C9
+1 604 683 7535
naicommercial.ca

9150 East Trans-Canada Highway

Kamloops, BC

Opportunity

This is a very scenic large piece of land on the South Thomson River, in the City of Kamloops. It is located west of Campbell Creek and east of the Lafarge Bridge. It is zoned A-1 and it is not in the ALR.

A-1 zoning allows for general agricultural use and allows for a single-family residence and a recreation facility.

This could be a great property for a buyer who would like to:

- ▶ Own an exclusive home and acreage
- ▶ Develop an attractive equestrian use property for personal use or an equestrian business
- ▶ Develop a boarding business for animals
- ▶ Development of a golf course

Location & Land Use

- ▶ Lot Size 50.66 acres
- ▶ Zoning A-1: "Agricultural Use" means a use provided for the growing, rearing, producing, harvesting, storage, processing, and sale of agricultural products. Specifically excluded is the retail sale of garden or nursery stock, cannabis production, and abattoirs.
- ▶ A-1 - "Recreation Facility - Outdoor" means a facility for the provision of recreation and sports activities conducted primarily out of doors, such as a golf course, driving range, waterslide, mini golf, theme park, or go-cart track, but specifically excluding campgrounds.
- ▶ Services; the property requires services to be set-up / connected including; water, sewer and electricity brought on to the property. City services for Water are available from the east side of the property. Sewer service is available from the south side of Trans Canada or a buyer could install a septic system. Power is available from the west or east side of property.

Access On To Property

- ▶ Road access via the Dallas – Lafarge Hwy exit
- ▶ Road Access is only from the east side of property, (beside Fountain tire), a full public access right of way. This road runs along the side of the river.
- ▶ Access on the west side of property, beside Campbell Creek: This is a Farm Crossing, a private crossing, requiring an easement through 9050 Trans Canada Hwy.



Property Details

Lot Size

50.66 acres

Civic Address

9150 Trans Canada Hwy E, Kamloops, BC

Legal Description

LOT 1, PLAN KAP74563, DISTRICT LOT 265, KAMLOOPS DIV OF YALE LAND DISTRICT

PID

025-814-079

Zoning

A-1 (Agricultural)

- ▶ Agricultural use
- ▶ Boarders or lodgers to a maximum of two persons
- ▶ Single family residential, including premanufactured homes and modular homes
- ▶ Municipal facilities, including but not limited to, fire halls, public parks and cemeteries
- ▶ Recreation facility - outdoor
- ▶ Wildlife and waterfowl reserves

BC Assessment (2019)

\$1,111,000

Price

\$2,900,000





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