

FOR SALE
WFN PRIME LAND LEASE
WEST KELOWNA B.C.

Tumbler Ridge



Mining - Global Geopark Tourism

*Sage Executive Group
Real Estate*

Commercial Real Estate



Fantastic Opportunity to Purchase
Commercial Property
in Tumbler Ridge.



Light Industrial



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PROPERTY OVERVIEW - 136 Mesa Place

| | |
|--------------------|----------------------------------|
| Type | Highway Commercial Development |
| Zoning Code | C2 |
| Zoning Description | Commercial |
| Lot Size | 1.35 acers |
| Buildings | Metal warehouse building |
| Price | \$999,000 |
| Remarks | Level land |
| Utility Services | All services on site. |
| Address | 136 Mesa Place, Tumbler Ridge BC |



136 MESA PLACE PROPERTY

More and more local Mines are starting up their operations! Get ready to invest in this well-built commercial building and apartment constructed in 2011 on 1.35 acres corner lot!

This almost new building includes office space, shop, warehousing space and apartment. Well appointed shop with 17' ceiling, 14 X 14 O/H door, 2-piece bath plus large separate wash sink, 7' of metal cladding on interior walls, floor drain with oil separator and clean-out, approved mezzanine, 3 phase power.

Fully fenced compound with a paved parking area and 1 - 30' rolling gate & 2 - 12' swing gates.

Office area features a conference room, slate floors with in-floor H/W heating, lunch room, 3 piece bath, 3 good sized offices, auto handicapped entrance door.

Upstairs is a self contained 2 bedroom apartment with 3 piece ensuite in each room, large kitchen with walk-in pantry including all furnishing and washer/dryer. Enjoy the large 11 '6 X 11 '8 deck off the living room.

ABOUT TUMBLER RIDGE

While much of Tumbler Ridge growth is due to the continued extraction of natural resources in the area, the economy has diversified significantly to include a strong tourism sector with its Global Geo Park that has its Dinosaur Trackway, a small but substantial manufacturing base, and a deepened sense of entrepreneurship that has taken advantage of the latest technologies to reduce barriers to commerce.

Tumbler Ridge has a high percentage and a very rich vein of Metallurgical Coal, which is the coal required for steel making. HD Mining is in the middle of starting up its operation and there are potential Coal Development & Exploration – Multiple coal companies coming back into the Tumbler Ridge area when coal prices come up – projected to happen by 2019 Teck Coal, Anglo American Coal (Peace River Coal), Colonial Coal, Dehua Mining.

More Maintenance and Wind Power companies to come with new Wind Power Fields developing. Local Gas Industry – (with existing wells, facilities, plants etc) CNRL, Conoco Phillips, Centrica, Pacific Northern Gas, Encana, Progress Energy, Husky, Shell, Direct Energy, Tallisman etc.

There are plans for a new gas service station in downtown with Tim Hortons, Boston Pizza and other retailers. According to the District more families are moving into Tumbler Ridge due to the improving labour market.



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Date: September 8th 2017
For Immediate Release

DISTRICT OF TUMBLER RIDGE NEWS RELEASE

Tumbler Ridge Subdivision Re-Opens

On September 1st Mayor McPherson along with Mark Bartkoski, President of Conuma Coal, and Francois Boucher, CN General Manager BC, officially reopened the Tumbler Ridge Subdivision. The Tumbler Ridge Subdivision is the portion of CN Rail which joins Tumbler Ridge to the main-line and allows for coal to transportation to the port facility in Prince Rupert. Conuma Coal, who re-opened the Wolverine and Brule mines along the subdivision, plans to produce coal for 10 trains per month.



Mayor's Quote "It is great to see this line, the lifeblood of Tumbler Ridge, open again. I am very thankful for the work Conuma, CN, and Council have put into ensuring Tumbler Ridge's economic recovery continues."

Media Contact:

Don McPherson, Mayor
District of Tumbler Ridge
(250) 242-4242

Jordan Wall, CAO
District of Tumbler Ridge
(250) 242-4242

Attachments: 1 Picture

From left to right: Francois Boucher, Don McPherson, Mark Bartkoski, Brad Butterwick (CN)

PROPERTY OVERVIEW - 2103 LOUIE DRIVE



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15.0 GENERAL COMMERCIAL – C2

Permitted Uses

- 15.1 The following uses and no others are permitted in the C2 zone:
- .1 Auction sales and galleries;
 - .2 Automobile rental, repair, paint, body and glass services;
 - .3 Automobile and automobile parts sales and service;
 - .4 Bakery;
 - .5 Boat, motorcycle and ATV sales, service, rental and repair;
 - .6 Brewing on premises establishment;
 - .7 Bulk sales establishment;
 - .8 Butcher shop;
 - .9 Car washing establishment;
 - .10 Cartage, delivery, express terminal or storage service;
 - .11 Commercial card lock facility;
 - .12 Commercial laundry establishment;
 - .13 Convenience store in conjunction with gasoline service station;
 - .14 Non-industrial equipment and equipment parts sales and service;
 - .15 Feed sales;
 - .16 Funeral parlors;
 - .17 Garden and nursery supplies;
 - .18 Gasoline service station;
 - .19 Glass shop;
 - .20 Industrial sales;
 - .21 Laundromat and dry cleaning;
 - .22 Laboratories;
 - .23 Manufactured home sales, service and storage;
 - .24 Mini storage;
 - .25 Office equipment sales and service;

This is a consolidated copy to be used for convenience only. Users are asked to refer to the WFN Zoning amendments from time to time to verify accuracy and completeness.

ZONING BYLAW - C2



District of Tumbler Ridge
Zoning Bylaw

- .26 Printing services;
- .27 Public transportation depot, including bus terminal;
- .28 Retail sale of building supplies, hardware, household goods, and sporting goods;
- .29 Retail sale, rental and repair of machinery, farm implements, tools and small equipment such as chain saws, lawn and garden equipment, small appliances and similar equipment;
- .30 Second hand store;
- .31 Taxidermy;
- .32 Tire shop, including sales and repair;
- .33 Towing service;
- .34 Trade contractors;
- .35 Truck and trailer sales or rental lot;
- .36 Upholstering shop;
- .37 Veterinary clinic;
- .38 Warehouse;
- .39 Welding shop;
- .40 Wholesale or warehousing;
- .41 Accessory building; and
- .42 Caretaker suite.

Regulations

- 15.2 On a parcel located in an area zoned as C2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in this section). Column I sets out the matter to be regulated and Column II sets out the regulation.

| COLUMN I | COLUMN II |
|---|--------------------|
| .1 Minimum parcel size for new subdivisions | 450 m ² |
| .2 Minimum frontage for new subdivisions | 15.0 m |
| .3 Maximum height for principal building | 12.0 m |

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ZONING BYLAW - C2



District of Tumbler Ridge
Zoning Bylaw

| COLUMN I | | COLUMN II |
|----------|---|---------------------|
| .4 | Minimum setback from parcel lines for principal building: | |
| .1 | Front parcel line | 8.0 m |
| .2 | Rear parcel line | 5.0 m |
| .3 | Interior side parcel line | 5.0 m |
| .4 | Exterior side parcel line | 2.0 m |
| .5 | Maximum parcel coverage | 50% |
| .6 | Maximum floor area of all accessory buildings | 90.0 m ² |

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