

- **9.692 to 11.692 Acres Contiguous**
- **Direct Exposure to 5A Highway**

#### **Location**

The subject industrial development opportunity is situated on Kamloops-Merritt 5A Highway adjacent to the Merritt Municipal Airport. This burgeoning commercial/industrial area is at the northern entrance to Merritt, near the Coquihalla Highway (Highway 5) Interchange exit 290.

The subject property is adjacent to many nearby amenities including the Wagon West Travel plaza which is home to Walmart Supercentre, Boston Pizza, Best Western Plus Hotel, Husky Truck Stop, Esso, Burger King, Denny's, and Open Food Market. The subject property is also within a one minute drive of McDonalds, Tim Hortons, Canadian Tire, Chevron, Starbucks and other retailers.

#### **Sebastian Espinosa CCIM, SIOR**

Personal Real Estate Corporation

Partner | Vice President | Industrial

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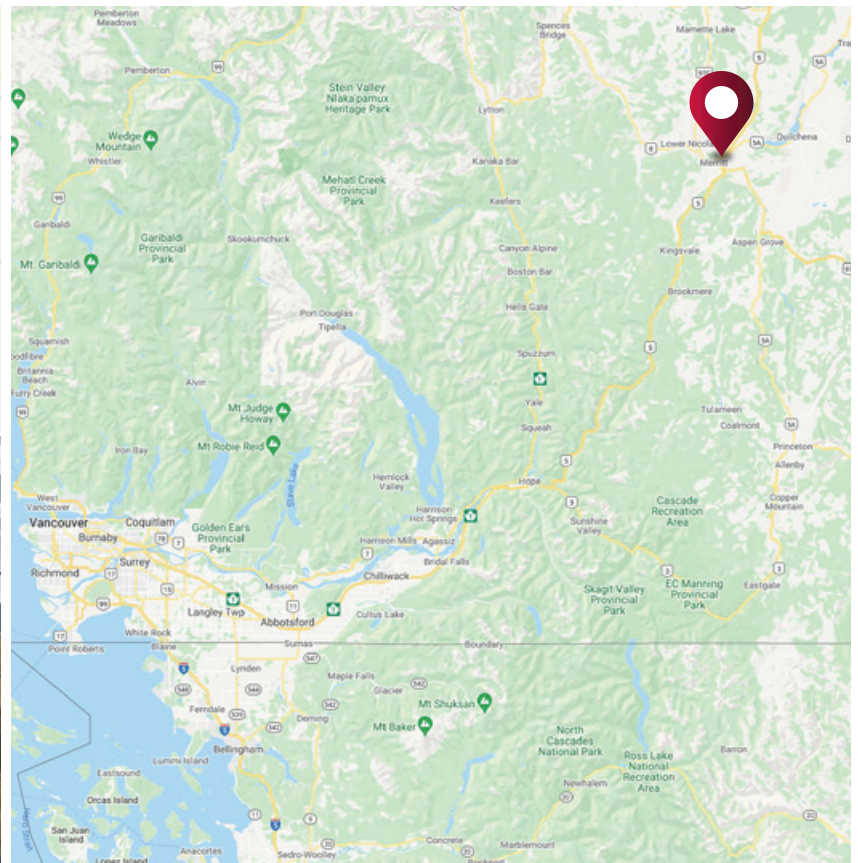
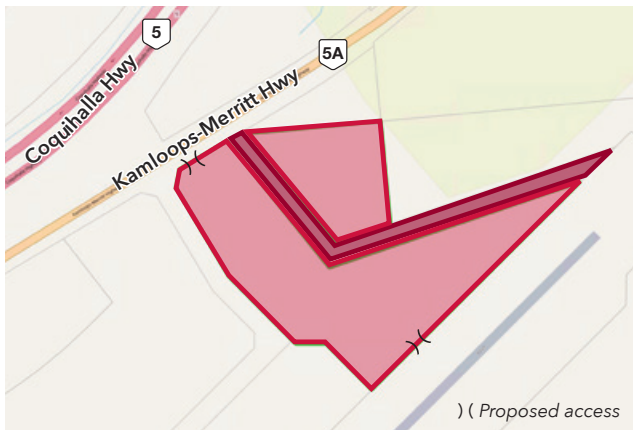
# FOR SALE | INDUSTRIAL LAND

## 3888 VOGHT STREET

### MERRITT, BC

#### SALIENT DETAILS

Civic Address	3888 Voght Street , Merritt, BC V1K 0B9
Legal Description	LOT A, PLAN KAP54971, SECTION 23, TOWNSHIP 91, KAMLOOPS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP57892, KAP68222, RD KAP82943 & EPP44524, & SEC 24
PID	023-106-999
Access	Via Kamloops Merritt 5A Highway (Voght Street) and Airport Road
Site Area	9.692 to 11.692 Acres (contiguous) - Seller has agreement in place to purchase 2 acres of road which divides the property. Seller could also subdivide lots to 2.22 and 7.41 acres.
Zoning	Zoned M1 (Light Industrial). A full copy of the bylaw will be furnished upon request.
Servicing	Municipal services are located on Airport road at the south entrance to the Property
Property Taxes	\$20,699 (2020 estimate)
Asking Price	\$1,599,000 (\$164,981 per acre) for 9.692 Acres



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