



VALEMOUNT REAL ESTATE



1285 1st Avenue
Calling All Entrepreneurs!
\$298,000

Information is deemed to be correct but not guaranteed.



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find your home in the mountains

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1285 1st Avenue



Price: \$298,000
Type: Lots and Land
Style: Lot / Land
Garage: n/a
Lot Size: 0.85 acres
Taxes: \$1,862 (2017)
Development Level: LandOnly

Description


Calling all entrepreneurs! Do you have a fantastic business idea, but needed the perfect piece of commercial real estate to become available? Well, you're in luck! This newly listed 0.85 acre commercial lot on 1st Avenue in Valemount is zoned C3 which allows for a large number of different commercial vendors, with the possibility of re-zoning for Commercial Lodging! The large garage on property is a huge added bonus. This unique lot has 3 road frontages for super easy access. Call today and let us help you kick start your dreams!

Photos



ACTIVE
C8018944
Board: N
Land Commercial

1285 1ST AVENUE
Robson Valley (Zone 81)
Valemount - Town
V0E 2Z0

\$298,000 (LP)
(SP)
(LR sq. ft. p/a) 



Calling all entrepreneurs! Do you have a fantastic business idea, but need the perfect piece of commercial real estate to become available? Well, you're in luck! This newly listed 0.85/acre commercial lot on 1st Avenue in Valemount is zoned C3, which allows for a large number of different commercial ventures. Possibility to re-zone for Commercial Lodging. Large garage on property is an added bonus. Unique lot has 3 road-frontages for super-easy access.

P.I.D.: 009-789-693
Property Type: Land Commercial
Zoning/Land Use: C3
Land Sz SF/Acres: 37,026 / 0.85
Brochure:

Prop. Tax/Year: \$1,861.86 / 2017
Width / Depth: /
Transaction Type: For Sale
Sale Type: Asset

Virtual Tour:

Property Details

Interest In Land: Freehold
Environmental Assessment Phase: None
Occupancy:
Seller's Rights Reserved: No
Amenities:

Site Services: Electricity at Lot Line, Garbage Collection, Hi Spd Internat at LotLine, Paved Streets, Sanitary sewer at LotLine, City Water at Lot Line

Restrictions:

Office Area Sq Ft:
Retail Area Sq Ft:
Warehouse Area Sq Ft:

Mezzanine Area Sq Ft:
Other Area Sq Ft:

Lease Details

Leased Rate Sq. Foot:
Leased Size Sq. Foot:
Lease Type:

Lease Op Cost SqFt:
Additional Rent/SF:
Lease Term (Months):
Lease Expiry Date:

Lease SubLease:
Tot. Spce Avail for Lse:
Subj. Unit Cont. Spce:

Firm: Valemount Real Estate Ltd



Valemount

Real Estate Ltd.

find your home in the mountains

Property Address: 1285 1st Avenue
MLS#: C8018944
Zoning: C3
Floor Area: n/a
Lot Size: 0.85 acres



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14.0 SERVICE COMMERCIAL (C3) ZONE

14.1 PURPOSE

The purpose of the C3 zone is to provide an area for a broad range of service and commercial uses for local area residents requiring generally larger parcels of land.

14.2 PERMITTED USES

The following uses and no others shall be permitted in the C3 Zone:

1. automobile, boat, trailer and recreational vehicle showrooms, sales and rental parcels, including servicing shops;
2. *Automobile Repair Shops*, paint shops and body shops
3. truck and truck trailer/tractor sales or rental parcels, and truck repair shops
4. *Manufactured Housing* sales, service and storage;
5. *Restaurant*;
6. *Convenience Store*;
7. commercial nurseries and greenhouses
8. delivery and express facilities
9. sale, rental and repairs of tools and small equipment;
10. warehousing;
11. office, storage buildings and yards for trade contractors;
12. building supply stores;
13. *Secondhand Store*;
14. bulk petroleum storage and sales;
15. car washing establishments;
16. public transportation depot;
17. public works yard;
18. outdoor garden shop;
19. welding, machine and blacksmith shops;
20. retail sales of household goods and housewares;
21. recycling depot;
22. mini golf courses;
21. *Personal Service Establishments*;
22. offices;

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- 23. *Commercial Production of Medical Marihuana* (per Bylaw No. 716, 2015)
- 24. Mini-Storage Facility (per Bylaw No. 651, 2009)

Accessory Uses

- 23. one *Dwelling Unit* in combination with a principal commercial *Use* - see Section 14.4.1;
- 24. Accessory Building.

Site Specific

- 25. *Wrecking Yard*, permitted only in the case of Lot 1, Plan 30454, District Lot 7356, Cariboo District – see Section 14.4.5.

14.3 REGULATIONS

On a parcel located in an area Zoned as C3, no *Building* or *Structure* shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated	COLUMN II Regulations
1. Minimum <i>Parcel Area</i>	1000 m ²
2. Minimum <i>Parcel Width</i>	20 m
Maximum <i>Height</i> of :	
• <i>Principal Buildings</i>	10 m
• <i>Fences</i>	
- within the <i>Front Yard</i>	1.1 m
- in all other cases	2 m
3. Minimum <i>Setback</i> of <i>Principal Buildings</i> from	
• <i>Front Parcel Line</i>	6 m
• <i>Rear Parcel Line</i>	6 m
• <i>Interior Side Parcel Line:</i>	
• adjacent to a <i>C Zone</i> or <i>P Zone</i>	3 m
• adjacent to all other <i>Zones</i>	6 m
• <i>Exterior Side Parcel Line</i>	4.5 m
4. Maximum <i>Parcel Coverage</i>	45 %

14.4 SPECIAL REGULATIONS

14.4.1 CONDITIONS OF USE FOR DWELLING UNITS

Where one *Dwelling Unit* is combined with commercial uses, the following requirements shall apply:

- a) A maximum of one *Dwelling Unit* combined with commercial uses is permitted per parcel.
- b) The *Dwelling Unit* shall be attached to the Principal Building, be completely separate from the principal commercial *Use*, and have access from a separate entrance;
- c) Parking requirements are set out in Schedule B.

14.4.2 ACCESSORY USES AND ACCESSORY BUILDINGS

- a) No *Accessory Building* or *Structure* shall be erected on any parcel unless the *Principal Building* to which the *Accessory Building* is an incidental *Use* has been erected or will be erected simultaneously with the *Accessory Building*.
- b) An *Accessory Building* shall not be located closer than 1.2 m from any *Lane*, except in the case of a *Lane* intersection where the provisions for *Fences* shall apply.
- c) An *Accessory Building* or *Structure* shall not be used as a *Dwelling*.
- d) An *Accessory Building* on a corner parcel shall be located not closer to the side street than the *Principal Building* on the same parcel, nor closer than the required *Setback* from the side street of the *Principal Building* on an adjoining parcel, whether or not a lane intervenes.
- e) An *Accessory Building* shall be located not closer than 3 m to the *Rear Parcel Line* if an adjoining parcel is in an *R Zone*.
- f) An *Accessory Building* shall not exceed 3.5 m in height.
- g) Only one accessory building shall be permitted.
- h) Notwithstanding the provisions of subsection a) above, accessory buildings or structures for a Mini-Storage Facility may be located at 880 Beavan Crescent, Valemount on the south half of the property legally described as of June 23, 2015 as: Lot A District Lot 7355 Cariboo District Plan PGP 46763 (PID: 025-035-185) (per Bylaw No. 741, 2015).

[An *Accessory Building* in a development permit area must obtain a development permit.]

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14.4.3 STORAGE OF EQUIPMENT

- a) Storage of equipment, machinery, motor vehicles and other similar items shall not be permitted in the *Front Yard Setback* or *Side Yard Setback*.
- b) Equipment, machinery, motor vehicles and other similar items that are on display for sale or rental shall be permitted in the *Front Yard Setback*.
- c) The display area shall be separated by a landscaped strip of not less than 2m in width from an adjoining street or from a directly abutting parcel in an *R zone*.

14.4.4 SCREENING OF STORAGE

All outside commercial storage, including the storage of garbage, shall be completely contained within a *Landscape Screen* of not less than 2 m in *Height* and storage of garbage shall be bear proof.

14.4.5 SCREENING OF WRECKING YARD

Any parcel containing a *Wrecking Yard* use shall have a *Landscape Screen* or fence of not less than 2 m in *Height* placed so as to fully enclose the *Wrecking Yard*.

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