



THE NEWLY AVAILABLE LOUIS CREEK INDUSTRIAL PARK ON HIGHWAY #5 NORTH HAS FOUR INDUSTRIAL LOTS AND TWO HIGHWAY COMMERCIAL LOTS FOR SALE, RANGING IN PRICE FROM \$127,500 TO \$233,625.

THIS AFFORDABLE LOCATION IS HALFWAY BETWEEN VANCOUVER AND EDMONTON, COME GROW WITH US IN BARRIERE, BC!



The District of Barriere is investor friendly and progressive. Business and industry will find key services locally, including a local building supply store, medical clinic and ambulance station, grocery store, pharmacy and library. Full city amenities are just 40 minutes away. A variety of affordable housing options are available, both developed and undeveloped.

The Louis Creek Industrial Park is a rehabilitated industrial site. Most lots are flat and easily developable with well-drained gravel base soils for easy building.

A new highway intersection was built with two municipal frontage roads affording easy highway access for vehicles of all sizes and great highway exposure. A deep well with associated municipal water system and reservoir is under construction. Fire protection is provided by the Barriere Fire Department and fire hydrants will be spaced throughout the park.

Barriere's business and industrial tax rates are lower than other communities in the region. The District is interested in talking to prospective purchasers about partnership opportunities or other factors that could be considered in the final sale price. There is currently a requirement to develop the property within a set timeframe.

Contact Us Today!

Colleen Hannigan, CAO | 250-672-9751 | channigan@barriere.ca



Come grow with us in Barriere, BC!

General Information

Lots 1,2,4,5,6,7,9 &11 DL 1319 KDYD PLAN EPP13936, District of Barriere

Region: Thompson Nicola

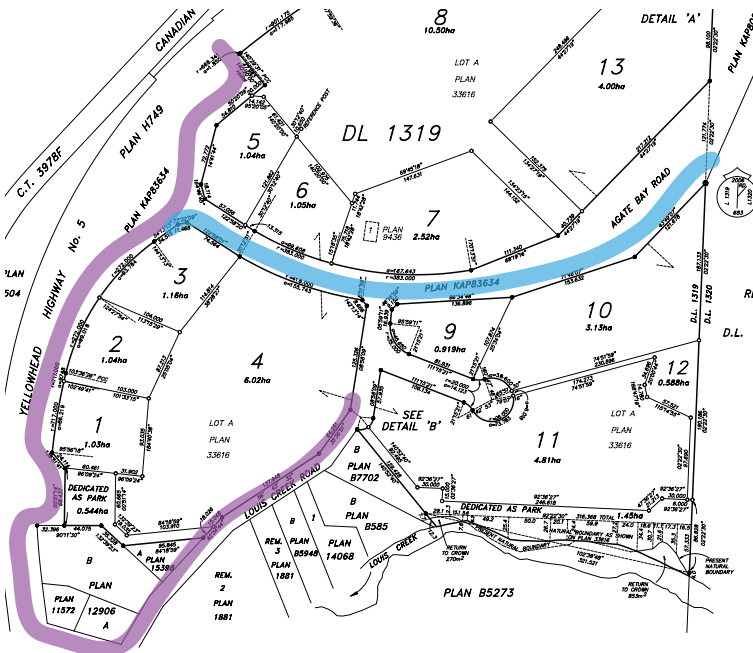
Opportunity Type: Industrial and Commercial.

Site Services

Water: Municipal unfiltered well.

Wastewater: Private septic system will be owner's responsibility.

Electricity: Currently available as shown below. It is the developer's responsibility to confirm their specific power requirements with BC Hydro.



Single Phase Line (blue) – Three-phase Line (purple)

Heating Fuel: n/a

Telecommunications: At street.

Land Information

Zoning: Lots 1 & 2 are C2 and zoned for commercial development. Lots 4,5,6,7,9 &11 are zoned for industrial development.

Land Area: See price table.

Developed Land: Some.

Land Available for Expansion: No.

Financial Information

Ownership: District of Barriere

Terms: Sale, lease or partnership.

Municipal Taxes: Mill Rates - Commercial: 8.63955/\$1,000, Industrial: 12.61375/\$1,000

Asking Price:

Lot#	Size (ha/ac)	Price
1	1.03/2.55	\$127,500
2	1.04/2.57	\$128,500
4	6.02/14.87	\$371,750
5	1.04/2.57	\$128,500
6	1.05/2.59	\$129,500
7	2.52/6.23	\$233,625
9	0.919/2.27	\$113,500
11	4.81/11.89	\$297,250

Proximity and Transportation

Highway: Adjacent or within 200m.

Railway: Across the highway – contact CN rail for information.

City/Town Access: Kamloops – 64km

Port: Ashcroft Inland Terminal, 140km (62km west of Kamloops); Port of Vancouver, 419km

USA Border Crossing: 350km to nearest crossing.