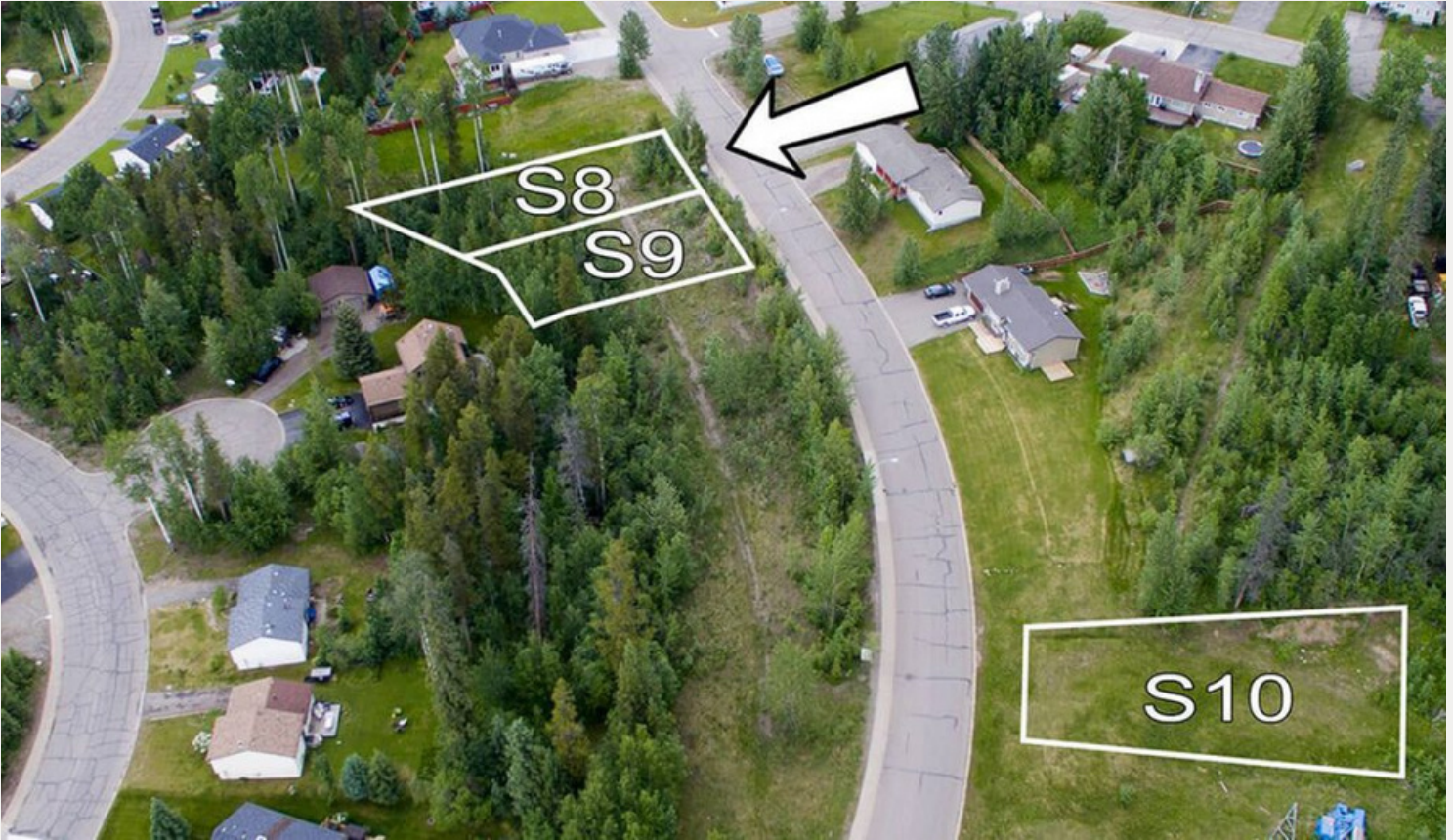


# FOR SALE

SITE 8R | 132 KINUSEO AVENUE  
TUMBLER RIDGE, BC

## \$28,200

APPRAISED VALUE - EFFECTIVE DECEMBER 1, 2023



### PROPERTY FEATURES:

#### Transaction

For Sale  
Residential  
Lot 102, District Lot 3164  
Peace River District  
Plan 30291  
PID 005-416-728

#### Services

Available at lot line,  
water connection in to lot

#### Access

Frontage on Kinuseo Avenue,  
residential access

#### Location

Upper Bench  
Tumbler Ridge, BC

#### Size

10,476.5 Square Feet

#### Restrictive Covenant

Filled lot, requires an  
engineered  
foundation plan

#### Dimensions

87' x 188.5' x  
65.6' x 130.8'

#### Zoning

R-2 Residential Large Lot

#### Topography

Slope downward  
from road

### ABOUT:

The District is open to selling residential parcels S8 and S9 together with a view to consolidating the two parcels into one larger lot. The combined assessed value of S8 and S9 is \$40,000.

### CONTACT DETAILS:

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