

# FOR SALE

STRATA LOT 3 | 230 MAIN STREET  
TUMBLER RIDGE, BC

## \$43,000

APPRAISED VALUE - EFFECTIVE FEBRUARY 5, 2024



## PROPERTY FEATURES:

### Transaction

For Sale  
Town Centre Commercial  
Strata Lot 3  
District Lot 3164  
Peace River District  
Plan BCS2144  
Together with an interest in  
the common property in  
proportion to the unit  
entitlement of the strata lot  
as shown on Form V

### Location

Middle Bench  
Town Centre  
Tumbler Ridge, BC

### Zoning

C1-Town Centre  
Commercial

### Size

1,438 Square Feet at  
sidewalk level  
511 Square Feet below  
grade

## ABOUT:

The strata title building in which the subject is located is situated on an approximately 13,024 SF (0.120 ha) parcel of land with frontage on Main Street and backing onto a shared parking lot for five existing commercial buildings. Within the site, the building is approximately 8,100 SF (753 m<sup>2</sup>) at sidewalk level, and 6,252 SF (581 m<sup>3</sup>) below grade. The property's existing use is a retail commercial or office unit, comprising 1,438 SF (133.6 m<sup>2</sup>) at sidewalk level, and 511 SF (47.5 m<sup>2</sup>) below grade. The above grade has an office finish, and the lower level is partitioned for storage only. The subject unit is unoccupied. It is unheated and has suffered water damage. The subject property is zoned C1 - Town Centre Commercial in the current District of Tumbler Ridge zoning bylaw 585, 2012 and as amended by Zoning Amendment Bylaw 690, 2020. There are four rights of way registered against the title - two in favour of the District of Tumbler Ridge and two in favour of British Columbia Hydro and Power Authority. All four are "inter alia" and allow access to the whole property as required for services.

## CONTACT DETAILS:

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