

KLEIN III

INDUSTRIAL DEVELOPMENT LAND FOR SALE - 10.69 ACRES

5980 Sechelt Inlet Rd. 5512 Sechelt Inlet Cres. Sechelt, BC



Information

Klein Group presents a unique opportunity to buy prime industrial land in a growing desirable location of Sechelt with an opportunity to build ~200,000 SF of industrial space. The subject property is approved for a 10 lot sub-division. Excellent opportunity to either sub-divide or develop industrial strata

PROPERTY DETAILS

LOCATION		5980 Sechelt Inlet Road 5512 Sechelt Inlet Crescent
LOT SIZE		10.69 Acres
ZONING		I6
LEGAL	LOT P, PLAN BCP36498, DISTRICT LOT 1438, GROUP 1, NEW WESTMINSTER LAND DISTRICT	LOT 12, PLAN BCP38917, DISTRICT LOT 1438, GROUP 1, NEW WESTMINSTER LAND DISTRICT
SERVICES AT THE LOT LINE		Water, Power, Sewer
OCP		Business Industry
PID		027-523-951, 027-719-316
GROSS TAXES (2021)		5980 Inlet Road - \$6,211.33 5512 Inlet Crescent - \$4,477.69

warehouses. The buyer can benefit from self-storage business income while developing the property. This offering provides multiple development options in a fast growing Sunshine Coast market. Contact listing broker for full details.

PROPERTY FEATURES

- Approved 10-lot sub-division
- Industrial strata & business park development potential
- All municipal services at the lot line
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- Mix of industrial, commercial and live/work uses
- Multiple access points
- ~456 ft of Sechelt Inlet Rd. frontage
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- Potential to build ~200,000 SF of industrial space
- Convenient downtown location
- Spectacular ocean views

PRICE

Contact Listing Agent

Disclaimer: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

OCP – Business Industry

Manufacturing and processing uses are supported within the Business and Industry designation. A comprehensive mix of commercial, industrial, live/work and other related uses may be supported in the Business and Industry designation, subject to site-specific rezoning to Business Park use.

Zoning – I6 Industrial

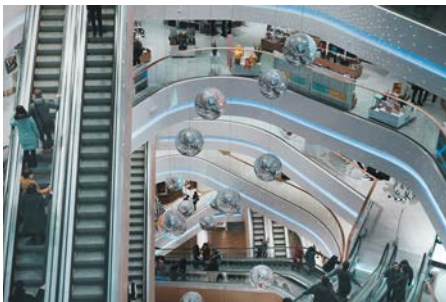
PRINCIPAL USES

- Artist Studio
- Autobody Repair
- Automotive Commercial
- Building Supply Establishment
- Contractor Business
- Food Processing Facility
- Garden Nursery
- Gas Station
- Industry, Light
- Recreation Facility, Indoor
- Recycling Depot
- Research Establishment
- Self-Storage Units
- Service Utility
- Veterinary Clinic



ACCESSORY USES

- Caretaker Dwelling
- Mobile Vending
- Office
- Restaurant
- Retail
- Shipping Container



Property Lines & Development Potential



LEGEND

- Road
- Municipal Services
- Phase 2
- Phase 1

- Pre-approved 10-lot sub-division
- Flexible lot configuration potential. The minimum lot size requirement is 21,527 SF
- Gravity connection to property is available at the intersection of Saltgrass Lane and Sechelt Inlet Rd
- Storm sewer and water is available along the property frontage
- Phase 2 - Potential Industrial Strata Development (See Schedule)

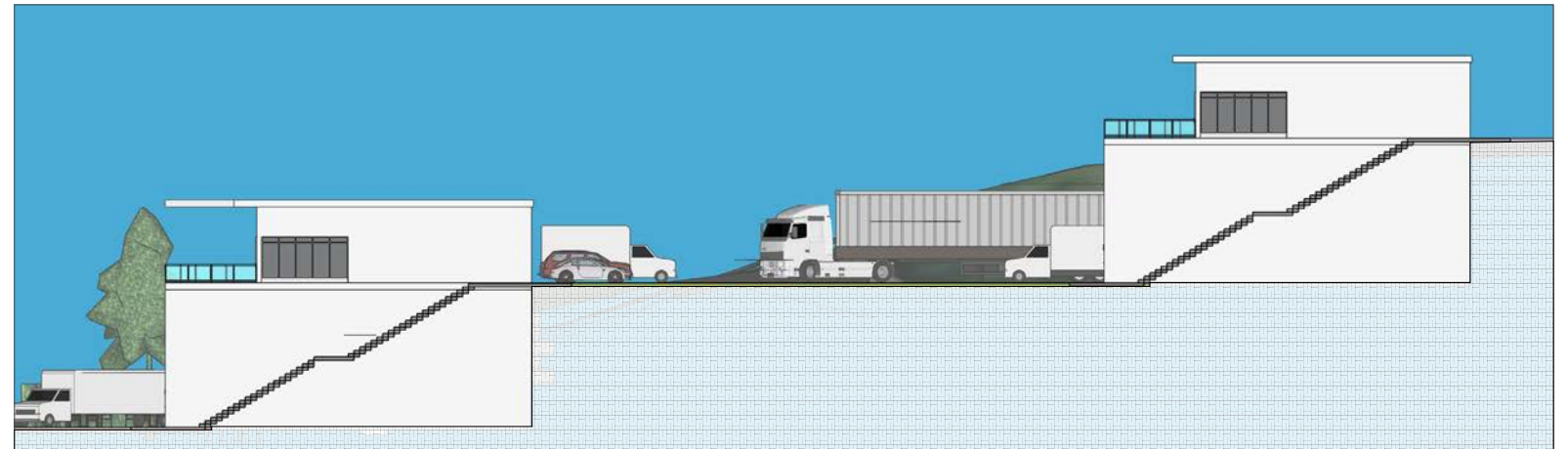
Schedule - Phase 2

Potential Industrial Strata Development

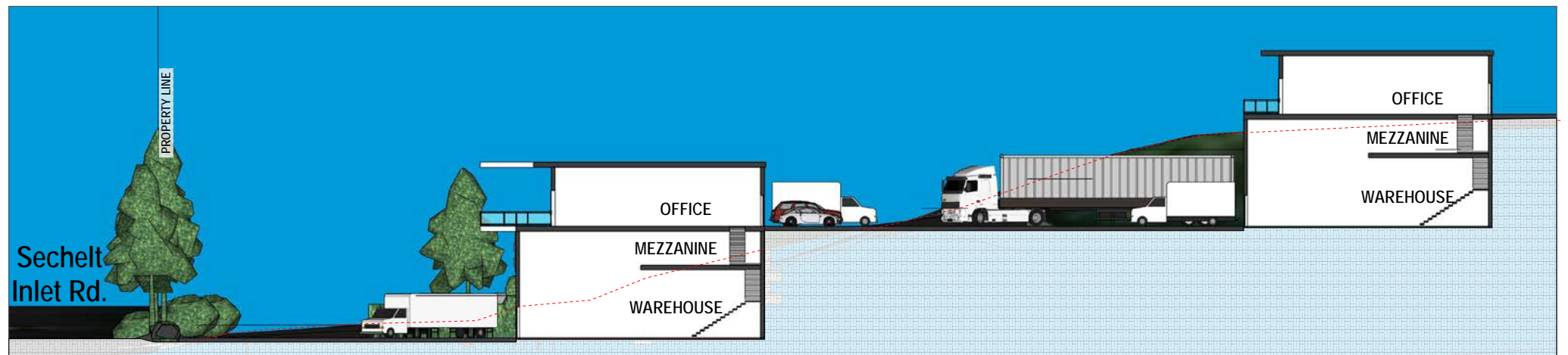


Schedule - Phase 2

Industrial Strata Development



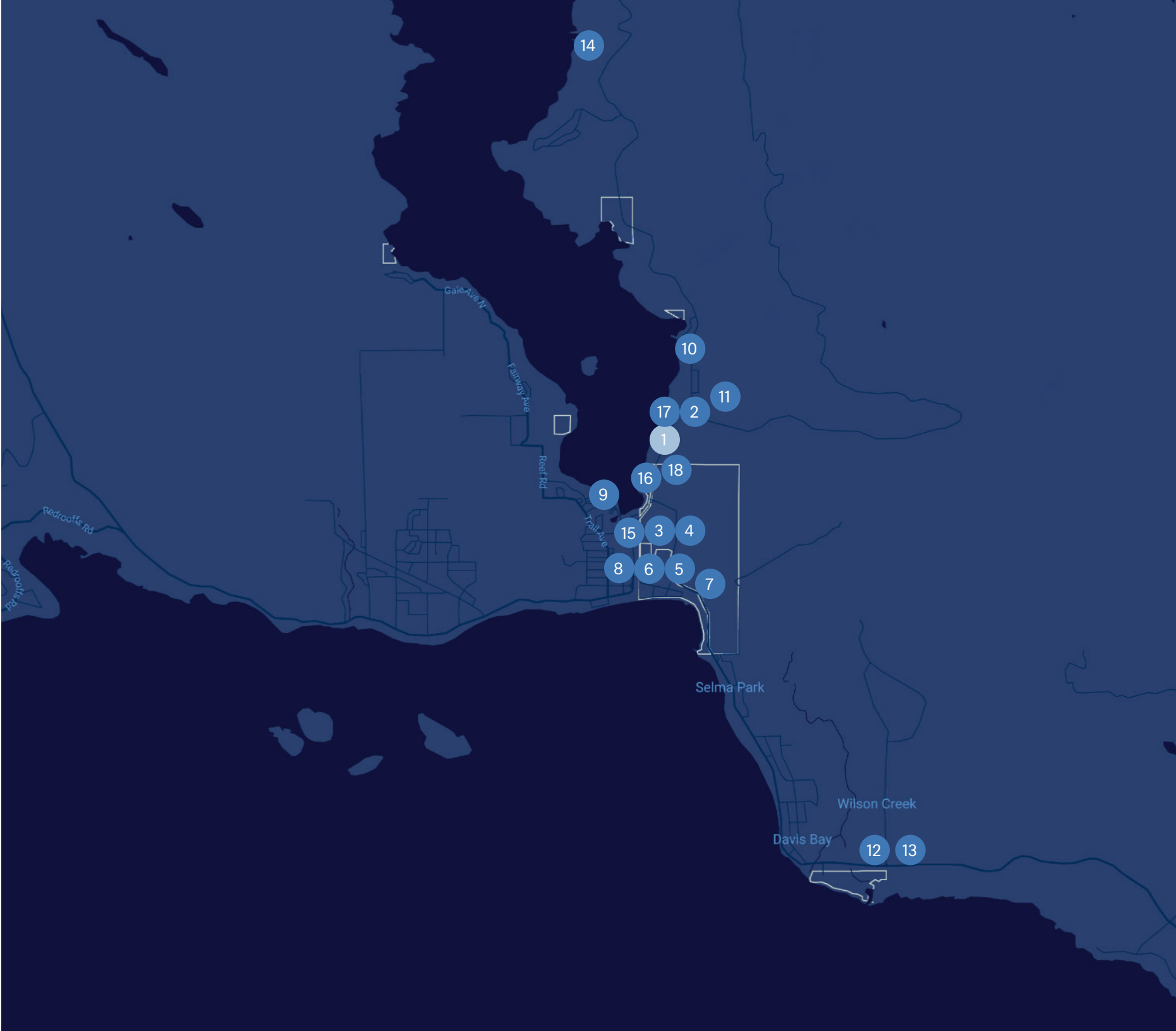
SOUTH ELEVATION



EAST-WEST SECTION

Amenities

- | | |
|-----|--|
| 1. | 5980 Sechelt Inlet Rd - Subject Area |
| 2. | Bayside Campground & RV Park |
| 3. | Sechelt Hospital |
| 4. | Loblaw Pharmacy Sechelt |
| 5. | Starbucks |
| 6. | McDonalds |
| 7. | BC Liquor |
| 8. | Marino's Your Independent Grocer (Loblaws) |
| 9. | Harbour Air Seaplanes |
| 10. | Burnett Falls Park |
| 11. | Central Coast Concrete |
| 12. | Canadian Tire |
| 13. | IGA Wilson Creek |
| 14. | Northern Divine Aquafarms |
| 15. | Rona Coast Builders |
| 16. | Popeye's Lockers & Storage |
| 17. | Napa Auto Pro |
| 18. | OK Tire |



Photos



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