

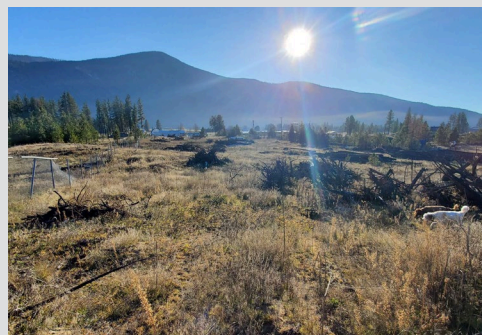


Industrial Land

124 Sagamore Road
Grand Forks, BC

Property Features

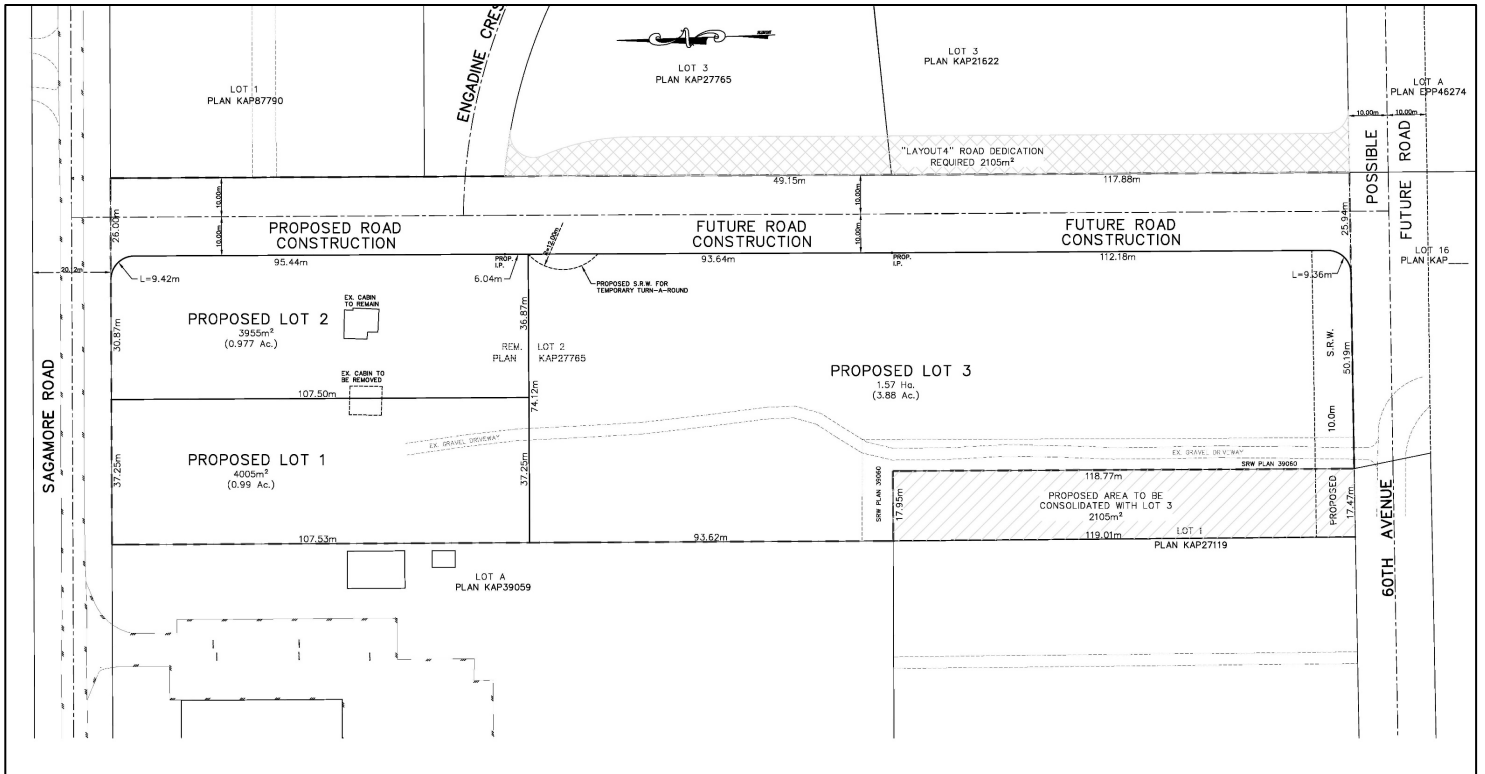
Nearly seven acres of greenfield industrially zoned land adjacent Grand Forks airport. Recently logged and cleared of original growth, this 300' x 1,000' lot has a well on site and power to. Access the front (N) end from Sagamore Rd or rear (S end) off 60th Ave/Birch Rd. Sandy granular soils for easy grading and servicing. Substantial amounts of servicing material on site in water piping, cast iron valves, hydrants and fittings. Preliminary Subdivision Approval granted.



Size	6.98 Acres
I1 Zoning Size	1.98 Acres
AP Zoning Size	5 Acres
SALE PRICE	\$999,000.00

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Property Information



CIVIC ADDRESS	124 Sagamore Road
LEGAL DESCRIPTION	Lot 2 DL 534 Similkameen Division Yale District Plan 27765 Except Plan 39059
PID	004-732-189
SIZE	6.98 Acres
CURRENT ZONING	I1 and AP
ALR	Not in ALR

Location



Grand Forks

Incorporated during the mining boom years in 1897, Grand Forks is located on BC's Crowsnest Hwy #3 at the confluence of the Kettle and Granby Rivers, just north of the US border on US Hwy 21 at Danville WA.

Centrally located between the Okanagan Valley and the Kootenays region, Grand Forks is approximately a two hours' drive from Kelowna, at the midpoint to Nelson BC (E) and Spokane WA (S).

The economic basis of Grand Forks is found in agriculture, forestry, manufacturing and tourism. ROCKWOOL® insulation manufacturing is based in Grand Forks as is the *Interfor* owned dimensional lumber sawmill. Grand Forks has expanded in population and now has 4,049 residents within its city limits; the greater rural area, (Area D of the Regional District of Kootenay-Boundary), has another ~3,500 residents”.