

**FOR  
SALE**



**MULTIPLE PROPERTIES:**

- 1) ~~964/976 2<sup>nd</sup> Ave~~ **SOLD**
- 2) 1127 Frontage Rd SE
- 3) 848 1<sup>st</sup> Ave
- 4) ~~1032/1044 2<sup>nd</sup> Ave~~

The Village of McBride is now accepting bids to purchase several properties. Sealed bids may be submitted at any time. Council will evaluate all bid submissions in their entirety to determine whether an offer is in the best interests of the Village and may not rely on price alone. The Village may reject all bids if it determines that a sale based on the offers is not in the Village's best interests.

Council may consider and accept bids as early as the September 27<sup>th</sup> Regular Council meeting.

Tours of the properties can be arranged by calling the Village Office at 250-569-2229.



**FOR  
SALE**

# INFORMATION

	964 & 976 2 <sup>nd</sup> Ave	1127 Frontage Rd SE	848 1 <sup>st</sup> Ave*	1032 & 1044 2 <sup>nd</sup> Ave
<b>Legal</b>	Lot 22 & 23, Block 7, District Lot 5316, Cariboo District, Plan 1373	Lot 21, District Lot 5314, Cariboo District, Plan 21731, Except Plan PGP36116	Lot 16, Block 1, District Lot 5316, Cariboo District, Plan 1373	Lot 21 & 22, Block 6, District Lot 5316, Cariboo District, Plan 1373
<b>PIDs</b>	Lot 22 013-918-3333 Lot 23 013-918-3324	009-305-467	013-921-908	Lot 21 013-918-18-193 Lot 22 013-918-3-161
<b>Parcel Size</b>	Lot 22 6,250 ft <sup>2</sup> /0.14 acres Lot 23 6,250 ft <sup>2</sup> /0.14 acres	26,572 ft <sup>2</sup> /0.61 acres	6,250 ft <sup>2</sup> /0.14 acres	Lot 21 6,250 ft <sup>2</sup> /0.14 acres Lot 22 6,250 ft <sup>2</sup> /0.14 acres
<b>Services</b>	Paved roads, telephone, hydro, city water, and sewer. Un-metered street parking. Street lighting. Cable for television or high-speed internet. Police and fire protection.			
<b>Zoning</b>	PD (Public Development)	C2 (Highway Commercial)	C3 (Service Commercial)	C1 (Commercial Core)
<b>Building/Improvements</b>	Lot 22 - 1644 ft <sup>2</sup> wood frame construction on concrete slab and poured concrete foundation, built 1960, 100amp, vinyl siding.	none	1300 ft <sup>2</sup> wood frame, 1.5 story residential structure, built 1954 *Includes Pre-Demolition Hazardous Materials Survey completed August 2, 2022.	Lot 22 - 4207 ft <sup>2</sup> wood frame, two story building (retail on main, residential on second fl), poured concrete foundation, 100amp, wood/vinyl siding. Lot 23 - 600 ft <sup>2</sup> shelter w/ sliding door, tin roof.
<b>Condition</b>	<b>The Village makes no warranties or guarantees with respect to the condition of the structure or its suitability for any particular purpose. All properties/buildings are as-is and where-is.</b>			
<b>BID PROCESS</b>	<p><b>Any individual or business is welcome to submit a sealed bid for one or all above noted properties. All bids must be submitted in the form of an Expression of Interest (EOI). EOIs should include:</b></p> <ul style="list-style-type: none"> <li>-Property or properties of interest for potential purchase</li> <li>-Proposed purchase price</li> <li>-Proposed deposit amount, timing of deposit, terms of deposit</li> <li>-Desired date of closing</li> <li>-Proposed portion of conveyance costs</li> <li>-Any conditions, such as financial or inspections</li> <li>-Names of purchaser or ownership structure proposed</li> <li>-Proposed used of the property</li> </ul> <p><b>More information on the EOI can be found on the Village Website (<a href="https://www.mcbride.ca/village-office/village-properties-for-sale">https://www.mcbride.ca/village-office/village-properties-for-sale</a>) or by visiting the Village Office during business hours (located at 100 Robson Centre, 855 SW Frontage Rd) and requesting an EOI Package.</b></p> <p><b>Complete EOIs packages can be submitted via email to <a href="mailto:CAO@McBride.ca">CAO@McBride.ca</a>, by mail, or in person at the Village Office. Council may consider and accept bids as early as September 27, 2022.</b></p>			