

COURT ORDERED SALE

19 Acre C-2 Development Site

950 Old Hope Princeton Way, Hope, BC



Opportunity to acquire a highway-oriented gateway development site in Hope, BC at the eastern entrance to the Fraser Valley. Junction of three major highways: Hwy 1 (Trans-Canada), Hwy 5 (Coquihalla) and Hwy 3 (Crowsnest).

Brett Aura

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TRG Commercial Realty Ltd.
604.787.7746
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THE PROPERTY

The parcel consists of an unserviced and partially cleared 19.1 acre parcel with access from Old Hope Princeton Way. It can be subdivided into multiple lots. A master plan was proposed for a hotel and convention center, seniors housing, condominium, retail CRU's, drive thru, and auto mall. The C-2 zoning allows a variety of uses and the site can be reconfigured for multiple size formats available with large format box, CRU, freestanding pads and drive-thru's.

LOCATION

The site is located directly beside the town center of Hope, a district municipality with an estimated 2015 population of 6,176 people located in the eastern Fraser Valley. It is the fourth largest municipality by population in the Fraser Valley Regional District after Abbotsford, Chilliwack and Mission. Hope boasts a trade area comprising over 11,500 residents while more than 6.8 million vehicles are estimated to pass through the area on one of the four major highways in the vicinity.

Hope is situated at the intersection of 3 provincial highways (#7, #3, #5) and the Trans-Canada Highway. For travelers heading east into the interior, it's the last major population or commercial center for 120 kilometers along the Trans-Canada Highway.

There have been several new developments along Old Hope Princeton Way in the past two years including a new retail complex tenanted by a Dollarama, A&W and Starbucks, as well as residential condominiums and new Mountainview Brewing Company.



950 OLD HOPE PRINCETON WAY, HOPE



SALIENT DETAILS

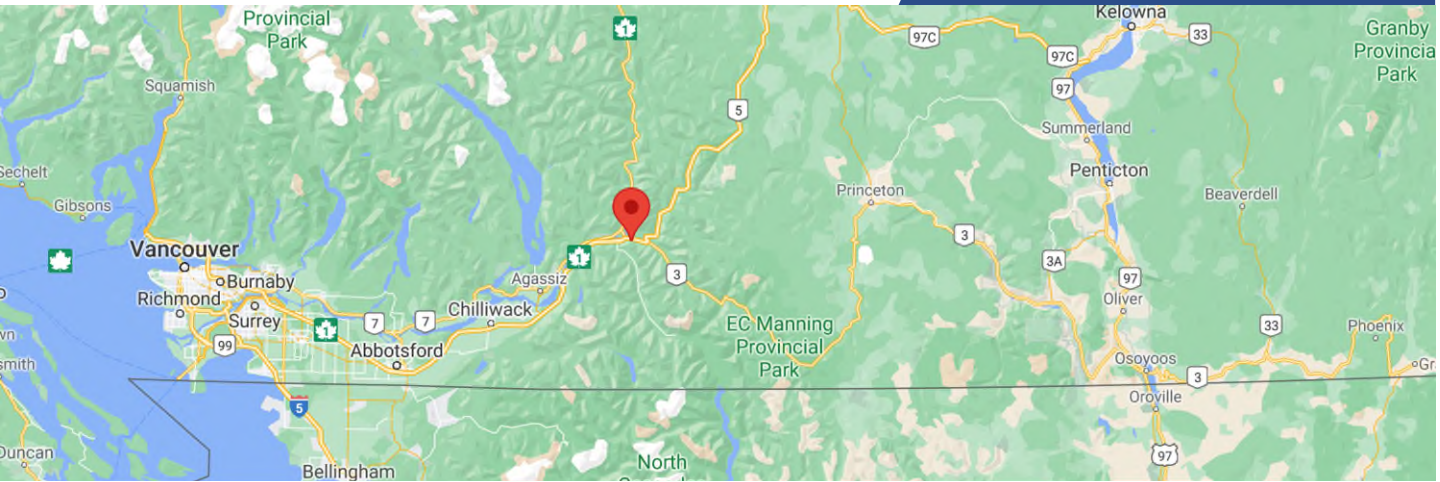
CIVIC ADDRESS	950 Old Hope Princeton Way, Hope, BC
LEGAL ADDRESS	PID #: 014-767-945. That Part of District Lot 80 Lying South of the Southern Limit of the Hope-Princeton Highway as shown on Plan H94 and West of the West Boundary of Section 11 Township 5 Range 26 W of the 6th Meridian, Yale Division Yale District Except Plan 39120.
LOT AREA	19.1 acres (approximate)
ZONING	C-2 Commercial, Tourism
OCP	LU
PROPERTY TAXES (2020)	\$3,081.80
ASKING PRICE	\$9,800,000



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Drive Times To:

Downtown Hope	1 min	Langley	1 hr
Coquihalla Entrance	5 mins	Kamloops	2 hrs
Chilliwack	30 mins	Kelowna	2.5 hrs
Abbotsford	45 mins	Vancouver	2 hrs

OFFERING PROCESS

Prospective purchasers are to contact the listing agent below to receive a Confidentiality Agreement. Upon execution of the CA a link will be sent to access to the Data Room containing detailed due diligence information.

All offers will be subject to Court Approval.

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