The District of Barriere is progressive and very investor friendly. This property is located within the Yellowhead Highway Corridor Development Permit Area and improvements may qualify for attractive tax exemptions. Additionally, the District of Barriere enjoys one of the lowest tax rates in the province.
IndustriAgricultural Investment OPPortunity

The District of Barriere is located approximately halfway from Vancouver, B.C. to Edmonton, AB.

This opportunity is located in the Barriere Industrial Park with ready access to the Highway 5 corridor through the North Thompson. This industrial park is well-established and has a variety of businesses.

The District of Barriere is progressive and very investor friendly. This property is located within the Yellowhead Highway Corridor Development Permit Area and improvements may qualify for attractive tax exemptions. Additionally, the District of Barriere enjoys one of the lowest tax rates in the province.

Barriere and the surrounding area have a number of unexplored possibilities for investors in everything from value-added wood production to food processing and distribution.

The local area has affordable housing in a safe environment with needed amenities provided by local businesses.

The site is zoned I-3 which encompasses multiple uses.

The fully serviced parcel is readily useable and easily accessible. The rail line that runs along two sides of the property allows for minimal setback, which increases the possible positioning of improvements and maximizes the land use.

The acreage is cleared and has a good base for foundations. Currently there is a caretaker’s facility and a small power shed on the property. There is fencing along the paved frontage roadway.

The owner is willing to look at all offers including any investment partnerships that would be advantageous to all parties involved.
The District of Barriere is an affordable, scenic community located only a short distance of 66 kilometers from the City of Kamloops, service-hub for the Thompson-Nicola Regional District, and only 159 kilometers from the Ashcroft Terminal. The community is driven by the forestry, agriculture and tourism industries, as well as an emerging mining industry. The District of Barriere is an ideal site location for those looking to invest in the region's growing economy.

**FINANCIAL INFORMATION**

- **Ownership:** Private
- **Asking Price:** Negotiable (owner is open to sale or joint venture opportunities)
- **Terms:** Sale or long-term lease
- **Assessed Value:** $158,000
- **Total Assessed Value:** $194,000

**INDUSTRIAL SERVICES AT SITE**

- **Electrical Service:** BC Hydro infrastructure has the capacity to serve industrial loads of 5,000 kW or more. Both 3-phase and single phase power are available on site.
- **Fresh Water Supply:** The District of Barriere is the local water supplier. The site has a connection to the municipal water system.
- **On-Site Wastewater Treatment:** Septic.

**TRANSPORTATION AND SHIPPING**

- **Rail:** Located 66 kilometers from Canadian Pacific Railway's transload station and 159 kilometers from the Ashcroft Terminal. Rail line is adjacent to the site but there is presently no siding.
- **Airport:** Commercial airport located 66 kilometers away in the City of Kamloops.
- **Wharf:** Port Metro Vancouver located 417 kilometers from the District of Barriere in Vancouver, B.C.
- **Highway:** Site is located in the industrial park adjacent to Hwy 5, a north-south route in southern B.C. It connects Trans-Canada Hwy 1 with Hwy 16.

**PROPERTY INFORMATION**

- **Legal Description:** Lot A, Plan 23538, District Lot 1483, Kamloops Div of Yale Land District, Except Plan A14800 33558 PID: 006-361-455
- **Site Address:** 4864 Gilbert Drive, Barriere Industrial Park, Barriere, B.C. V0E 1E0
- **Zoning:** I-3 Heavy Industrial
- **Developed Land:** 6 acres
- **Land Available for Expansion:** 3 acre land adjacent to parcel
- **Agricultural Land Reserve:** No

**ABOUT**

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