



4006 Airport Road | Merritt, BC

Prime Location Property For Sale

Light industrial bare land ready for development located next to the new Co-Op truck fueling station, Merritt Regional Airport, hotels, restaurants, and less than 1 minute from the Walmart Supercentre.

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Colliers

Light Industrial 2.248 acres

This is an opportunity to acquire a 2.248 acre land parcel in an established service area at the northern entrance to Merritt off the Coquihalla.

This Light Industrial bare land site is set adjacent to the new Co-Op cardlock truck fueling station. Busy area with activity from hotels, car and truck fueling stations, restaurants and Walmart. Easy access to the Coquihalla Hwy 5, Hwy 5A, Coquihalla Connector to Kelowna, and downtown Merritt.

Permitted Light Industrial uses include but not limited to: Building supply centre, bulk petroleum & electricity sales, bus depot, delivery facility, outdoor garden centre, recycling depot, indoor storage facility, tech centre, vehicle sales & rentals, warehouses, veterinary services, film studio, craft brewing and distilling, transportation & logistics, business support services, auction house, etc.

The City of Merritt offers access to efficient transportation and distribution, to training facilities, a youthful labour force, and to an urban lifestyle in a rural setting.



Property Overview

Civic Address	3995 Airport Road Merritt, BC V1K 1M5
Legal Address	Lot B Section 23 Township 91 Kamloops Division Yale District Plan EPP133234
P.I.D.	032-241-089
Lot Size	2.248 acres
Zoning	M1, Light Industrial
Asking Price	\$1,500,000.00

The parcel is situated next to two key major transportation routes in the province, the Coquihalla Highway 5 and the Princeton-Kamloops Highway 5A.

- Excellent frontage exposure
- Efficient transportation and distribution location
- Adjacent to the municipal Merritt Airport
- Flat industrial land
- Easy access to site
- Nearby numerous amenities
- Light industrial zoning allows for a variety of uses (see following page for details)



Site Photo



Site Plan



Zoning

City of Merritt Zoning Bylaw No. 2284

Part 7 Zoning Districts

7.21.1 Light Industrial (M1)

7.21.2 Intent

The Light Industrial zone is oriented towards a range of light and medium manufacturing, processing and other industrial uses.

For more information on light industrial zoning, visit merritt.ca

Permitted uses

7.21.2 Principal Uses

The following principal uses are permitted in the zoning district designated M1:

- a. Artisan Studio;
- b. Auction House;
- c. Brewing and Distilling;
- d. Building Supply Centre;
- e. Bulk Petroleum & Electricity Sales;
- f. Bus Depot;
- g. Business Support Services;
- h. Crematorium;
- i. Delivery Facility;
- j. Film Studio;
- k. Garden Centre, Outdoor;
- l. Greenhouse Agriculture;
- m. Machine & Welding Shop;
- n. Machinery Repair & Sales;
- o. Manufacturing, Light;
- p. Metal Recycling;
- q. Mobile and Modular Home Sales;
- r. Participant Recreation Services, Indoor;
- s. Public Use;
- t. Recycling Depot;
- u. Storage Facility, Indoor;
- v. Technology Centre;
- w. Transportation & Logistics;
- x. Vehicle Sales & Rentals;
- y. Vehicle Services;
- z. Vehicle Storage & Towing;
- aa. Veterinary Services;
- bb. Warehouse;
- cc. Water Refill Station;
- dd. Winery.

7.21.3 Secondary Uses

The following Secondary Uses are permitted in the zoning district designated M1:

- a. Accessory Building;
- b. Administrative Office;
- c. Security / Operator Suite.

About Merritt

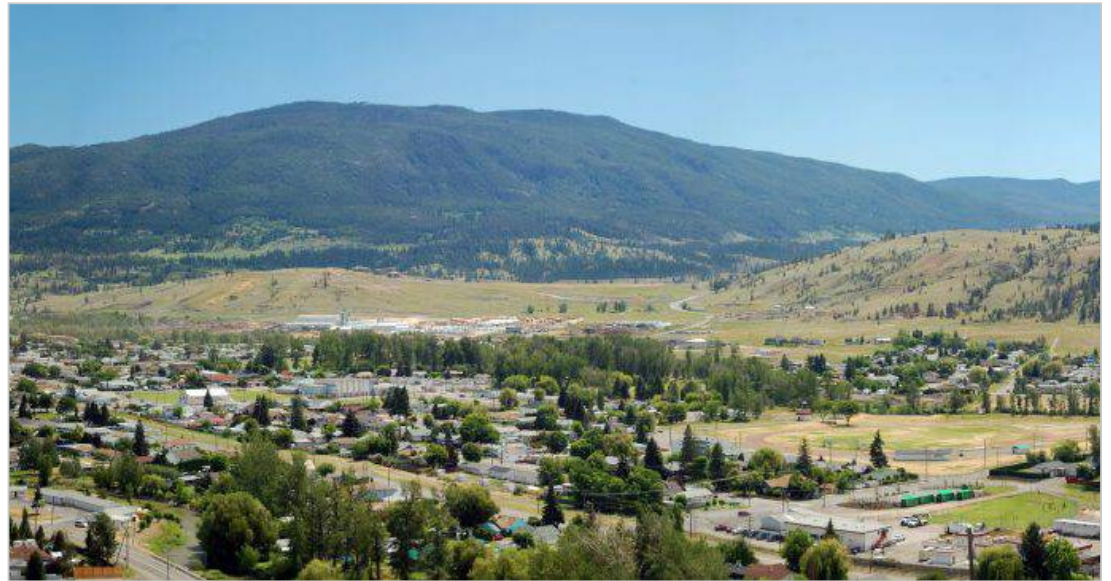
The growing city of Merritt is located at the hub of the interior system on the Coquihalla Highway (Highway 5) in the Nicola Valley, at the junction with Highway 8, 76 miles (121 km) northeast of Hope and 54 miles (87 km) southwest of Kamloops.

Of the 7,595 strong population, 30% is under the age of 25. Merritt has a diverse business community, with such a mix of experience and youth, the labour force can meet the long-term sustainable growth of business.

To serve its growing population, the city offers five elementary schools, one high school, one Community Learning Centre and the Nicola Valley Institute of Technology (NVIT).

Merritt also supports the longest established franchise in the B.C. Junior Hockey League. There is a modern aquatic centre, a skateboard park and children's water park, sports fields, tennis courts and a nine-hole golf course.

As the service centre for the ranch country of the Nicola Valley, it provides an excellent base for exploring the many outdoor recreational opportunities in the area. There are also mountain bike, ATV and hiking trail networks surrounding the city.





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