



LIGHT INDUSTRIAL LOT FOR SALE

660 SPARWOOD DRIVE

The District of Sparwood has one M-1 Light Industrial Lot, approximately 0.4 hectare available for sale. The sale is subject to conditions set out in the sales agreement and are generally as outlined below:

LOT	PLAN	AREA	MINIMUM PRICE
1	EPP1153	0.356 ha	\$159,000

- Offer must meet the minimum price. Higher bids will be considered however the highest bid is not necessarily accepted.
- Offers will be considered as they are received;
- The successful bidder will have 1 year from the closing date to apply for a building permit and 2 years thereafter to complete the development in accordance with the plans approved by Council.
- The successful bidder, upon transfer of the land, will grant to the District of Sparwood a Covenant to construct the development in accordance with plans approved by Council.
- The successful bidder, upon transfer of the land, will grant to the District of Sparwood, an Option to Purchase, exercisable upon failure to complete the development in accordance with the plans approved by Council.
- The submission must include the proposed use and such use must be in compliance with M-1 – Light Industrial Zone.
- The submission must include the projected numbers of employees and type of employment, (Skilled or unskilled).
- The submission must include a 1% deposit and must include description of proposed development or plans of same.
- If Council approves the development concept, the proponent will enter into a sales agreement in the form provided and pay to the District of Sparwood a further 9% of the purchase price as a deposit and provide the District of Sparwood with a time, not exceeding two months to complete the development proposal plans. Failure to do so will result in the loss of the deposit.
 - Failure to submit bonafide plans for approval, forfeit deposit
 - Plans must include elevations and site plans with notes, including finishes and landscaping.
 - Plans rejected by the District of Sparwood, deposit refunded
- The following criteria may be considered in the evaluation, including, but not necessarily limited to:
 - Bid price above Minimum Price, Size of building, Value of construction, Time to complete construction, Land use proposed and projected employment, including type of employment.

The Council of the District of Sparwood reserves the right to give consideration to the proposal that they deem in their sole discretion to be in the best interests of the District of Sparwood.

For further information, including lot dimensions, please contact the District of Sparwood Office or visit our web site at www.sparwood.bc.ca/land

Dated September 10, 2008

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