

Presented by: **Tanya Rankin**
 Tanya Rankin
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Williams Lake - City, Williams Lake (Zone 27) Land Only
225 N FOURTH AV MLS# N247451 Active



List Price:	\$ 62,000		
Previous Price:	Subdiv/Complex:		
Original Price:	\$ 62,000	Postal Code:	V2G 2E1
Frontage:	108.0	PID:	018-186-947
Depth/Area:	125	Taxes:	\$2,927 / 2014
Price/SqFt:	\$ 4.606	Zoning:	C1
Sub-Type:		Pot. for Rezon'g:	
Meas. Type:	Feet	Flood Plain:	No
Exposure:	East		
Permitted Use:			
Title to Land:	Freehold NonStrata		

Lot Area:	0.309 ac / Hect: 0.125 / SqFt: 13,460 /SqM: 1,250	Property Access:	Road Access
Sanitary Sewer:	Unknown	Parking Access:	
Storm Sewer:	None	Fencing:	None
Water Supply:	City/Municipal	Property in ALR:	N
Electricity:	Available	Possession:	
Natural Gas:	Available	Seller's Interest:	Registered Owner
Telephone Serv:	Not Available	Information Pkg:	N
Cable Service:	Not Available	Sign on Property:	T
Prospectus:	Other (See Remarks)	Sketch Atch:	No
Develop Permit:	No	Property Disclosure:	Y
Bldg Permit Apprv:	N	Trees Logged:	No
Building Plans:	Not Available		
Perc Test Avail:			
Perc Test Date:			

Legal: LT B DL 71 CD PL PGP37049
 Site Influences: Central Location, Cleared, Paved Road, Shopping Nearby
 Restrictions: Other

Listing Broker 1: TANYA RANKIN LTD
 Listing Broker 2/3:

Absolutely prime building lot in the heart of urban, downtown Williams Lake! Excellent exposure right off 4th Avenue, close to 7-eleven, Sears, Fisheries building and solid quality developments. Level lot with easy development potential!