



1530/28/26 Cariboo Highway 97, Clinton BC V0K 1K0



Welcome to an opportunity to own a versatile commercial property in the beautiful town of Clinton. This commercial property consists of three separate titles being sold as one and offers flexibility and numerous development possibilities. Situated in town, nestled in the heart of the Cariboo region amidst the natural landscapes, this property offers possibilities for entrepreneurs and investors. Located along the Cariboo Highway (Highway 97), the property enjoys excellent visibility and easy accessibility for both locals and travelers passing through the area.





Property Information Report

Report Generated on: January 17, 2023 12:01:11 AM

Thompson-Nicola Regional District
300 - 465 Victoria St
Kamloops, BC V2C 2A9
T (250) 377-8673
F (250) 372-5048
E gisinfo@tnrd.ca

1530 Hwy 97

Parcel Description & Location

[More Details](#)

Legal Description:

PARCEL A (PLAN B6351) OF LOT C DISTRICT LOT 1 GROUP 5
LILLOOET DISTRICT PLAN 4194

Plan Number:

KAP4194

Parcel Type (Class):

SUBDIVISION

Owner Type:

UNCLASS

Lot Size(Calculated)(+/-5%):

Square Meter:

382.54

Acre:

0.095

Hectare:

0.038

Community:

Clinton

Local Authority: Village of Clinton

School District: Gold Trail



TNRD Services

(Contact the Local Authority for services provided by other jurisdictions)

[More Details](#)

Water Service: N/A

Sewer Service: N/A

Fire Protection: N/A

Future Debt (Loan Authorization)

(For enquiries, contact the Local Authority)

[More Details](#)

Future Debt: Unknown - contact Village of Clinton for any future debt.

Planning & Zoning

(For enquiries, contact the Local Authority)

[More Details](#)

Zoning Bylaw: CONTACT VILLAGE OF CLINTON

Zoning: CONTACT VILLAGE OF CLINTON

Lakeshore Development Guidelines (Intersect): Yes

Lake Name: Unknown

Lake Classification: Unclassified

Fringe Area: N/A

Floodplain Information: Refer to Local Government floodplain regulation.

Site Specific Zoning: Contact Local Authority

Development Permit Area: Contact Local Authority

Official Community Plan Name: CONTACT LOCAL AUTHORITY

OCP Designation: CONTACT LOCAL AUTHORITY

Agriculture Land Reserve (Intersect): No

Riparian Area (Source: TRIM)(Intersect): Yes

Post-Wildfire Geohazard Risk Restrictions: Unknown

Development Applications & Permits - from July 2009 to Present (For enquiries, contact the Local Authority)

[More Details](#)

Folio:	Development Application Number:	Development Application Type:	Status:
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Folio:	File Number:	Application Date:	Issued Date:	Completion Date:	Status:
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Type of Construction:

BC Assessment

(For enquiries, contact BC Assessment Authority)

[More Details](#)

Folio:	Land Title PID:	Assess Year:	Land:	Improvement:	Property Class:
515.00066.000	010-615-032	2023	\$7,100.00	\$62,700.00	6-Bus/Oth
515.00066.000	010-615-032	2023	\$5,100.00	\$45,200.00	1-Res

Folio:	Actual Use:
515.00066.000	STORES & LIVING QUARTERS

Manual class:

Retail Store

Disclaimer: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and the Thompson-Nicola Regional District (TNRD) is not responsible for its accuracy, completeness or how current it may be. View full [Disclaimer and Terms of Use.](#)





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1528 Hwy 97

Parcel Description & Location

[More Details](#)

Legal Description:

LOT C DISTRICT LOT 1 GROUP 5 LILLOOET DISTRICT PLAN
4194 EXCEPT PLAN B6351

Plan Number:

KAP4194

Parcel Type (Class):

SUBDIVISION

Owner Type:

UNCLASS

Lot Size(Calculated)(+/-5%):

Square Meter:

370.39

Acre:

0.092

Hectare:

0.037

Community: Clinton

Local Authority: Village of Clinton

School District: Gold Trail



TNRD Services

(Contact the Local Authority for services provided by other jurisdictions)

[More Details](#)

Water Service: N/A

Sewer Service: N/A

Fire Protection: N/A

Future Debt (Loan Authorization)

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Type of Construction:

BC Assessment (For enquiries, contact BC Assessment Authority)

[More Details](#)

Folio:	Land Title PID:	Assess Year:	Land:	Improvement:	Property Class:
515.00065.000	010-615-008	2023	\$12,100.00	\$0.00	6-Bus/Oth

Folio:	Actual Use:	Manual class:
515.00065.000	VACANT IC&I	None

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T (250) 377-8673
F (250) 372-5048
E gisinfo@tnrd.ca

1526 Hwy 97

Parcel Description & Location

[More Details](#)

Legal Description:

LOT B DISTRICT LOT 1 GROUP 5 LILLOOET DISTRICT PLAN 4194

Plan Number:

KAP4194

Parcel Type (Class):

SUBDIVISION

Owner Type:

UNCLASS

Lot Size(Calculated)(+/-5%):

Square Meter:

378.55

Acre:

0.094

Hectare:

0.038

Community: Clinton

Local Authority: Village of Clinton

School District: Gold Trail



TNRD Services

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[More Details](#)

Water Service: N/A

Sewer Service: N/A

Fire Protection: N/A

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[More Details](#)

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[More Details](#)

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Folio:	File Number:	Application Date:	Issued Date:	Completion Date:	Status:
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Type of Construction:

BC Assessment (For enquiries, contact BC Assessment Authority)

[More Details](#)

Folio:	Land Title PID:	Assess Year:	Land:	Improvement:	Property Class:
515.00064.000	010-614-982	2023	\$12,300.00	\$0.00	6-Bus/Oth

Folio:	Actual Use:	Manual class:
515.00064.000	VACANT IC&I	None

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VILLAGE OF CLINTON

P.O. BOX 309, 1423 CARIBOO HWY. 97

CLINTON, BC V0K 1K0

Phone (250) 459-2261

Email admin@village.clinton.bc.ca



TAX CERTIFICATE

Tax Certificate No 2023018
Folio/Roll Number 66000
Jurisdiction Code 515
File # 66000

CURRENT TITLE HOLDERS/INTERESTED PARTIES		
SHUSWAP ASSOC. FOR THE PROMOTION OF ECO DESARROLLO INC# S26402 PO BOX 489 CLINTON, BC V0K 1K0		

LEGAL INFORMATION				
Civic	1530 CARIBOO HWY 97			
Lot	PARCEL A, LOT	Portion	Quad	Sec
Block	DL 1. GRP. 5			0
Plan	KAP4194	Twp	Rge	Mer
PID	010-615-032	0	0	0
District Lot	(PL B6351)	Title Number	CA71059	
River Lot				

ASSESSMENT INFORMATION		
Class	Description	Amount
11	Residential Land	4,200.00
12	Residential Improvements	29,700.00
61	Business/Other Land	6,000.00
62	Business/Other Improvements	42,900.00
962	Exempt Bus/Other Improve	(10,000.00)
NET TOTAL ASSESSMENT		72,800.00

TAX INFORMATION	
2022 Gross Taxes	1,908.84
2023 Gross Taxes	2,173.70
2023 Home Owner Grant	0.00

UTILITY INFORMATION	
2022 Utility Costs	1,304.00
2023 Utility Costs	1,335.00

OUTSTANDING UTILITY CHARGES	
Past Due Utilities	0.00
Current Charges	1,335.00
TOTAL UTILITIES OUTSTANDING	1,335.00

Please note that there are Current, Arrears and Delinquent taxes owing the this property. Daily interest has been calculated till July 4th on Arrears and Delinquent taxes.

PREAUTHORIZED PAYMENT PLAN

Dated at CLINTON, BC
this 9 day of June, 2023

VILLAGE OF CLINTON

VILLAGE OF CLINTON
P.O. BOX 309, 1423 CARIBOO HWY. 97
CLINTON, BC V0K 1K0
Phone (250) 459-2261
Jurisdiction Code: 515

DAVID PUSEY REAL ESTATE
RE/MAX VERNON
5803 27TH STREET
VERNON, BC, V1T 8Z5
CANADA

Cert Type: Regular

Date 06/09/2023
Cert # 2023018
Roll # 66000
File # 66000



VILLAGE OF CLINTON

P.O. BOX 309, 1423 CARIBOO HWY. 97

CLINTON, BC V0K 1K0

Phone (250) 459-2261

Email admin@village.clinton.bc.ca

**TAX CERTIFICATE**

Tax Certificate No 2023019

Folio/Roll Number 65000

Jurisdiction Code 515

File # 65000

CURRENT TITLE HOLDERS/INTERESTED PARTIES

SHUSWAP ASSOC. FOR THE PROMOTION
OF ECO DESARROLLO INC# S26402
PO BOX 489
CLINTON, BC. V0K 1K0

ASSESSMENT INFORMATION

Class	Description	Amount
61	Business/Other Land	10,100.00
NET TOTAL ASSESSMENT		10,100.00

UTILITY INFORMATION

2022 Utility Costs	87.00
2023 Utility Costs	89.00

OUTSTANDING UTILITY CHARGES

Past Due Utilities	0.00
Current Charges	89.00
TOTAL UTILITIES OUTSTANDING	89.00

Please note that there are Current, Arrears taxes owing the this property.
Daily interest has been calculated till July 4th on Arrears and taxes.

LEGAL INFORMATION

Civic	1528 CARIBOO HWY 97			
Lot	LOT C EXC PL	Portion	Quad	Sec
Block				0
Plan	KAP4194	Twp	Rge	Mer
PID	010-815-008	0	0	0
District Lot	1	Title Number	CA71056	
River Lot				

TAX INFORMATION

2022 Gross Taxes	295.55
2023 Gross Taxes	315.35
2023 Home Owner Grant	0.00

PREAUTHORIZED PAYMENT PLAN

Dated at CLINTON, BC
this 9 day of June, 2023


VILLAGE OF CLINTON

VILLAGE OF CLINTON

P.O. BOX 309, 1423 CARIBOO HWY. 97

CLINTON, BC V0K 1K0

Phone (250) 459-2261

Jurisdiction Code: 515

DAVID PUSEY REAL ESTATE

RE/MAX VERNON

5603 27TH STREET

VERNON, BC, V1T 8Z5

CANADA

Cert Type:

Regular

Date

06/09/2023

Cert #

2023019

Roll #

65000

File #

65000



VILLAGE OF CLINTON

P.O. BOX 309, 1423 CARIBOO HWY. 97

CLINTON, BC V0K 1K0

Phone (250) 459-2261

Email admin@village.clinton.bc.ca



TAX CERTIFICATE

Tax Certificate No 2023020
Folio/Roll Number 64000
Jurisdiction Code 515
File # 64000

CURRENT TITLE HOLDERS/INTERESTED PARTIES	
SHUSWAP ASSOC. FOR THE PROMOTION OF ECO DESARROLLO INC# S26402 PO BOX 489 CLINTON, BC, V0K 1K0	

LEGAL INFORMATION				
Civic	1525 CARIBOO HWY 97			
Lot	B	Portion	Quad	Sec
Block				0
Plan	KAP4194	Twp	Rge	Mer
PID	010-614-982	0	0	0
District Lot	1	Title Number	CA71057	
River Lot				

ASSESSMENT INFORMATION		
Class	Description	Amount
61	Business/Other Land	10,300.00
NET TOTAL ASSESSMENT		10,300.00

TAX INFORMATION	
2022 Gross Taxes	300.88
2023 Gross Taxes	320.56
2023 Home Owner Grant	0.00

UTILITY INFORMATION	
2022 Utility Costs	87.00
2023 Utility Costs	89.00
OUTSTANDING UTILITY CHARGES	
Past Due Utilities	0.00
Current Charges	89.00
TOTAL UTILITIES OUTSTANDING	89.00

Please note that there are Current, Arrears taxes owing the this property.
Daily interest has been calculated till July 4th on Arrears and taxes.

PREAUTHORIZED PAYMENT PLAN

Dated at CLINTON, BC
this 9 day of June, 2023

VILLAGE OF CLINTON

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P.O. BOX 309, 1423 CARIBOO HWY. 97

CLINTON, BC V0K 1K0

Phone (250) 459-2261

Jurisdiction Code: 515

DAVID PUSEY REAL ESTATE

RE/MAX VERNON

5803 27TH STREET

VERNON, BC, V1T 8Z5

CANADA

Cert Type:

Regular

Date

06/09/2023

Cert #

2023020

Roll #

64000

File #

64000



SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

C1 - DOWNTOWN COMMERCIAL

SECTION 11

Permitted Uses

11.1 The following uses and no others shall be permitted in the C1 Zone:

- a) bake shop / bakery
- b) church, club or lodge
- c) clinic, community care facility
- d) commercial services
- e) dry cleaning
- f) financial institutions
- g) fire hall
- h) flea market/farmers' market
- i) funeral parlour
- j) gallery, art studio, music studio, photo studio
- k) grocery store
- l) home based business
- m) hotel & motel
- n) laundromat
- o) licensed lounge, bar, nightclub, pub, liquor store
- p) museum
- q) offices (government or other)
- r) personal services
- s) residential attached to, or above, commercial use
- t) restaurant
- u) retail store
- v) service station
- w) single and multi family residential
- x) small equipment and engine repair, sales and rentals
- y) travel agency
- z) accessory use

Regulations

11.2 On a parcel located in an area zoned as C1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
1 Minimum parcel size	550 sq./m. (5,920 sq. ft.)
2 Minimum parcel width	15 m (49 ft.)

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

3	Maximum building height	12 m (39 ft.)
4	Minimum width of principal building	5.5 m (18 ft.)
5	Minimum setback from: <ul style="list-style-type: none">- front parcel line- rear parcel line- interior side parcel line- exterior side parcel line	<ul style="list-style-type: none">4.5 m (15 ft.)0 m (0 ft.)0 m (0 ft.)3.0 m (10 ft.)
6	Dwelling Units in Combination with Commercial Use	<ul style="list-style-type: none">• shall be attached to the principal building• shall have a separate entrance to the building

Other Regulations

- 11.3 a) Every business or activity shall be conducted within a completely enclosed building except for parking and loading facilities, service stations, restaurant patios and the incidental outdoor display of merchandise essential to the conduct of business.
- b) The entire service area shall be surfaced with asphalt, concrete or similar pavement so as to provide a surface that is durable and dust-free and shall be so graded and drained as to properly dispose of all surface water, and any unpaved areas of the parcel shall be landscaped and maintained, and separated from the paved area by a curb or other barrier.
- c) Service station use shall require that:
- Pumps or pump islands shall be located not closer than 4.5 m (15 ft.) to any property line.
 - All servicing and servicing equipment, other than that normally carried out on a pump island, shall be entirely enclosed within a building, unless a vehicle or piece of equipment to be repaired cannot fit inside the building.
 - Canopies over gasoline pumps and pump islands may extend to within not less than 1.5 m (4.9 ft.) from any property line, exclusive of canopy supports which shall be located not less than 4.5 m (15 ft.) from any property line.
 - All exterior lighting shall be designed to deflect away from adjacent parcels.
 - All tires, automobile accessories and related goods shall be located on pump islands or contained within a booth, rack or stand. A maximum of 2 such outdoor merchandise display booths, racks or stands shall be permitted on each service station parcel and shall be located not less than 4.5 m (15 ft.) from any street line.
 - All surface water shall be contained within the boundaries of the parcel.
 - Outdoor storage of machinery, equipment or vehicles in a state of disrepair shall not be permitted.



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