



PROPERTY REPORT

**311 SMITH AVE
Clinton BC
V0K 1K0
Canada**

PID: 023-352-418

MARCH 14, 2024



BLAKE BOLSTER
ROYAL LEPAGE KAMLOOPS REALTY
KAMLOOPS
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322 Seymour Street
Kamloops, BC
V2C 2G2



311 SMITH AVE

Area	North West
Sub Area	Clinton
Type	Building and Land
Major Type	Commercial
Property is	For Sale
Taxes	\$7,751 (2023)
MLS®	177198
Zoning	c2
DOM	0
Assessment	\$283,900 (2024)

Listing Status	Active
Current Price	\$299,900.00
Possession	
Title	Freehold
PRICE HISTORY	
Original Price	\$299,900.00
Sale Price	
Sale Date	

Complex Name	Automotive
Business	
Industrial	
Commercial	
Multi-Family	

PROPERTY FEATURES

Lot Area (sqft)	14,520	Water	City
Lot Area (acres)	0.3333	Sewer	Sewer Connected
Width (ft)		Total Area	
Depth (ft)			
Amenities			
Land & Services			
Restrictions			

LEGAL

Legal Desc.	PARCEL F, LILLOOET LAND DISTRICT, (KK17143) CLINTON TOWNSITE
Agent Information	
Commission Split	3/1.5 with first physical intro or \$2,000
Date Listed	Mar 14/24
Date Expired	Sep 14/24
Closing Date	
Conditions	
Condition Removal Date	
Realtor Remarks	

AGENT INFORMATION

Listing Office/Salesperson Info.	Phone	Selling Office/Salesperson Info.	Phone
Listing Office ROYAL LEPAGE KAMLOOPS REALTY	250-374-3022	Selling Office	
Co-List Office		Selling Slsp1	
Listing Slsp1 BLAKE BOLSTER	250-377-5101	Seller	1785251 ALBERTA LTD., INC.NO.A0090732
Listing Slsp2		Seller(s) Name 2	
		Tenant	

Start your own business and be your own boss in Clinton, BC with this 2160 SQFT building on a .33 acres secured lot just steps from Hwy 97. This location in the past was used for a mechanic shop/towing company. Zoned C-2 Highway Service Commercial. Some features of the building and property include: 2 hoists (one for alignments), reception area with front desk and 2 pc bath, Back room with large sink for cleanup, sea-can attached for extra secured storage/for parts, newer high end shop lights in the main service bays, 500 sqft mezzanine for extra storage, four large garage doors, secured back and side yard, lots of frontage parking for customers and easy highway access. Email L.S for info package.

This listing information is provided to you by:

BLAKE BOLSTER

☎ 250-377-5101 ✉ bbolster@kadrea.com

ROYAL LEPAGE KAMLOOPS REALTY

☎ 250-374-3022 📠 250-828-2866 Toll Free: 1-888-374-3022 ✉ royalpage@kadrea.com 🌐

<http://www.royalpage.ca/kamloopsrealty>

322 SEYMOUR STREET KAMLOOPS, B.C. V2C 2G2

All measurements are approximate.

The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation. Mar 14, 2024.





Property Information Report

Report Generated on: August 02, 2023 12:01:20 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

305 Smith Ave
311 Smith Ave

Parcel Description & Location

[More Details](#)

Legal Description:

PARCEL F (KK17143) TOWNSITE OF CLINTON LILLOOET DISTRICT

Plan Number:

KAP1CL

Parcel Type (Class):

SUBDIVISION

Owner Type:

PRIVATE

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

Square Meter:
1348.19

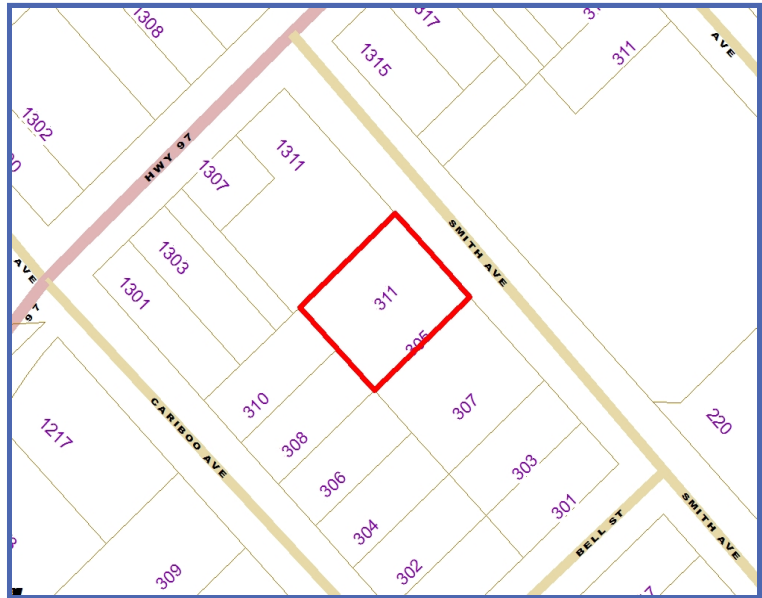
Acre:
0.333

Hectare:
0.135

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

OCF Designation: CONTACT LOCAL AUTHORITY

Agriculture Land Reserve (Intersect): No

Riparian Area (Source: TRIM)(Intersect): No

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:
515.00105.100	023-352-418	2023	\$43,400.00	\$264,000.00	6-Bus/Oth

Folio:	Actual Use:	Manual class:
515.00105.100	AUTOMOBILE PAINT SHOP, GARAGES, ETC	Service Repair Garage

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](#).



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

311 SMITH AVE CLINTON V0K 1K0

Area-Jurisdiction-Roll: 23-515-00105.100



Total value \$307,400

2023 assessment as of July 1, 2022

Land	\$43,400
Buildings	\$264,000
Previous year value	\$241,800
Land	\$39,800
Buildings	\$202,000

Property information

Year built	1996
Description	Service Repair Garage
Bedrooms	
Baths	
Carports	
Garages	
Land size	110 x 132 Ft
First floor area	
Second floor area	
Basement finish area	
Strata area	
Building storeys	
Gross leasable area	2,300
Net leasable area	
No. of apartment units	

Legal description and parcel ID

PARCEL F, LILLOOET LAND DISTRICT, (KK17143) CLINTON TOWNSITE
 PID: 023-352-418

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
 Length
 Total area

Register with BC Assessment



Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties

TITLE SEARCH PRINT

2023-07-19, 11:42:11

File Reference: BOLSTER

Requestor: Royal LePage Kamloops

Declared Value \$175000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	KAMLOOPS
Land Title Office	KAMLOOPS
Title Number	CA3836657
From Title Number	CA1940774
Application Received	2014-07-14
Application Entered	2014-07-23
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1785251 ALBERTA LTD., INC.NO. A0090732 #101 5133 - 49TH STREET ROCKY MOUNTAIN HOUSE, BC T4T 1B8
Taxation Authority	Kamloops Assessment Area Clinton, Village of
Description of Land	
Parcel Identifier:	023-352-418
Legal Description:	PARCEL F (KK17143) TOWNSITE OF CLINTON LILLOOET DISTRICT
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

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.

C2 - HIGHWAY SERVICE COMMERCIAL

SECTION 12

Permitted Uses

12.1 The following uses and no others shall be permitted in the C2 Zone:

- a) ambulance station
- b) animal hospital or shelter
- c) auction sales
- d) automobile sales and service, auto body shop
- e) bed and breakfast
- f) boat, trailer and recreational vehicle sales, rentals and repair
- g) campground/RV Park
- h) car and truck wash
- i) clinic
- j) church, club or lodge
- k) commercial recreation and amusement
- l) commercial services
- m) construction business
- n) dry cleaning
- o) financial institution
- p) flea market/farmer's market
- q) funeral parlour
- r) government and other offices
- s) hardware sales
- t) heavy equipment repair shop
- u) home based business
- v) hotel & motel
- w) laundromat
- x) licensed lounge, bar, nightclub, pub, liquor store
- y) lumber yard
- z) manufactured home sales
- aa) mini-storage, warehousing
- bb) parking and storage
- cc) personal services
- dd) public transportation depot
- ee) rental equipment
- ff) residential attached to, or above, commercial use
- gg) restaurant
- hh) retail stores
- ii) sales and service
- jj) service station
- kk) single family residential
- ll) accessory use

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.

Regulations

12.2 On a parcel located in an area zoned as C2, 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	758 sq. m (8,167 sq. ft.)
.2 Maximum building height	12 m (39 ft.)
.3 Minimum width of principal building	5.5 m (18 ft.)
.4 Minimum setback from: - front parcel line - rear parcel line - interior side parcel line - exterior side parcel line	6 m (20 ft.) 3 m (10 ft.) 3 m (10 ft.) 3 m (10 ft.)
.5 Maximum parcel coverage	50%

Other Regulations

- 12.3 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:
- i. Pumps or pump islands shall be located not closer than 4.5 m (15 ft.) to any property line.
 - ii. 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.
 - iii. Canopies over gasoline pumps and pump islands may extend to within not less than 1.5 m (5 ft.) from any property line, exclusive of canopy support which shall be located not less than 4.5 m (15 ft.) from any property line.
 - iv. All exterior lighting shall be designed to deflect away from adjacent parcels.
 - v. 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

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.

- service station parcel and shall be located not less than 4.5 m (15 ft.) from any street line.
- vi. All surface water shall be contained within the boundaries of the parcel.
- vii. Outdoor storage of machinery, equipment or vehicles in a state of disrepair shall not be permitted.
- d) Junk materials shall be:
 - i. located at least 30 m (98 ft.) from the boundary of an R and P zone;
 - ii. enclosed by a solid view obscuring fence or wall or chain link fencing with appropriate landscaping at least 2.5 m (8 ft.) high and no material shall be piled to a greater height than the surrounding fence.