



PROPERTY REPORT

60 BOYD PIT RD

Clinton BC

V0K 1K0

Canada

PID: 024-938-718

JUNE 20, 2024



BLAKE BOLSTER
ROYAL LEPAGE KAMLOOPS REALTY
KAMLOOPS
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ROYAL LEPAGE
KAMLOOPS REALTY

322 Seymour Street
Kamloops, BC
V2C 2G2



60 BOYD PIT ROAD

Area	North West
Sub Area	Clinton
Type	Business w/Bldg & Land
Major Type	Commercial
Property is	For Sale
Taxes	\$6,653 (2024)
MLS®	179372
Zoning	I-1
DOM	2
Assessment	\$306,000 (2024)

Listing Status	Active
Current Price	\$995,000.00
Possession	
Title	Freehold
PRICE HISTORY	
Original Price	\$995,000.00
Sale Price	
Sale Date	

Complex Name **Jim Walch Repairs**
 Business **Automotive**
 Industrial **Sales/Service**
 Commercial
 Multi-Family

PROPERTY FEATURES

Lot Area (sqft)	155,944	Water	Well, Drilled
Lot Area (acres)	3.58	Sewer	None
Width (ft)		Total Area	3 - 5 Acres
Depth (ft)			
Amenities			
Land & Services Restrictions	Highway Access, Level, Visual exposure, Corner Site		

LEGAL

Legal Desc.	LOT 1, PLAN KAP68363, DISTRICT LOT 1060, LILLOOET LAND DISTRICT
Agent Information	
Commission Split	3/1.5 with 1st phys intro or reduced to 25% of selling side
Date Listed	Jun 18/24
Date Expired	Dec 18/24
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	WAYNE WALCH
Listing Slsp2		Seller(s) Name 2	SHERYL WALCH
		Tenant	

Long time, well established auto & heavy duty business/shop sitting on a 3.5 acre corner lot on Hwy 97 in Clinton BC. Jim Walch Repairs has been in business for 62 years and is currently the only full service mechanic shop in the area with tons of business coming from neighbouring communities for the great service and because it's a Designated Inspection Facility for commercial vehicles. The building is 40x100, steel frame with 2 large ceiling mounted propane heaters, 4 14x16 garage doors with drive through bays. There is a vehicle hoist, exhaust fan system, office space, and large mezzanine for extra storage. Secured compound area and tons of flat yard space. Business comes with most equipment, tools and stock. Tons of potential for growth in the business! I-1 zoning allows for other use potential. This is a rare Hwy 97 frontage land/building and business. Financials available upon request with signed NDA. Email L.S for info package.

This listing information is provided to you by:

BLAKE BOLSTER

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ROYAL LEPAGE KAMLOOPS REALTY

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<http://www.royallepage.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. Jun 20, 2024.





Property Information Report

Report Generated on: June 10, 2024 12:01:29 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

60 Boyd Pit Rd

Parcel Description & Location [More Details](#)

Legal Description:

LOT 1 DISTRICT LOT 1060 LILLOOET DISTRICT PLAN KAP68363

Plan Number:

KAP68363

Parcel Type (Class):

SUBDIVISION

Owner Type:

PRIVATE

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

Square Meter:	Acre:	Hectare:
14493.55	3.581	1.449

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: Electoral Area "E" (Clinton) Fire Protection

Grant-in-Aid Local Service Area Amendment Bylaw No 2051, 2005

Future Debt (Loan Authorization) (For enquiries, contact the Local Authority) [More Details](#)

Future Debt: b'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): 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:		
Folio:	File Number:	Application Date:	Issued Date:	Completion Date:	Status:
Type of Construction:					

BC Assessment (For enquiries, contact BC Assessment Authority) [More Details](#)

Folio:	Land Title PID:	Assess Year:	Land:	Improvement:	Property Class:
515.03095.200	024-938-718	2024	\$122,000.00	\$184,000.00	6-Bus/Oth
515.03095.200	024-938-718	2023	\$123,000.00	\$141,000.00	6-Bus/Oth

Folio:	Actual Use:	Manual class:
515.03095.200	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.

60 BOYD PITT RD CLINTON

Area-Jurisdiction-Roll: 23-515-03095.200



Total value **\$306,000**

2024 assessment as of July 1, 2023

Land \$122,000

Buildings \$184,000

Previous year value \$264,000

Land \$123,000

Buildings \$141,000

Property information

Year built 1989

Description Service Repair Garage

Bedrooms

Baths

Carports

Garages

Land size 3.58 Acres

First floor area

Second floor area

Basement finish area

Strata area

Building storeys 1

Gross leasable area 4,120

Net leasable area

No. of apartment units

Legal description and parcel ID

LOT 1, PLAN KAP68363, DISTRICT LOT 1060, LILLOOET LAND DISTRICT

PID: 024-938-718

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

2024-06-10, 10:36:58

File Reference: BOLSTER

Requestor: Royal LePage Kamloops

Declared Value \$ 160000

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

Land Title District

KAMLOOPS

Land Title Office

KAMLOOPS

Title Number

KR11156

From Title Number

KR8128

Application Received

2001-02-08

Application Entered

2001-02-12

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

WAYNE RICHARD WALCH, MECHANIC
SHERYL LYNNE WALCH, HIS WIFE
BOX 38
CLINTON, BC
V0K 1K0
AS JOINT TENANTS

Taxation Authority

Cariboo Assessment Area
Clinton, Village of

Description of Land

Parcel Identifier:

024-938-718

Legal Description:

LOT 1 DISTRICT LOT 1060 LILLOOET DISTRICT PLAN KAP68363

Legal Notations

NONE

Charges, Liens and Interests

Nature:

UNDERSURFACE TSN

Registration Number:

52492W

Remarks:

INTER ALIA
16021E FORFEITED TO CROWN 06.11.1950

TITLE SEARCH PRINT

2024-06-10, 10:36:58

File Reference: BOLSTER

Requestor: Royal LePage Kamloops

Declared Value \$ 160000

Nature:	UNDERSURFACE RIGHTS
Registration Number:	16021E
Registration Date and Time:	1927-09-14 11:00
Registered Owner:	WILLIAM CALVERT (THE YOUNGER) IN TRUST, DF 10428B

Remarks:	INTER ALIA CROWN GRANT DD 16021E
Certificate of Title to Minerals:	ISSUED: 1927-09-14
Certificate Number:	1009

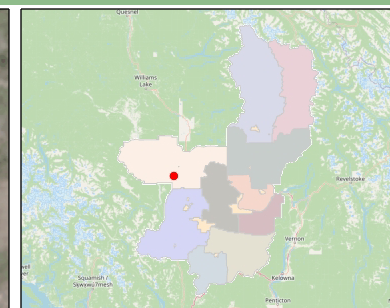
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	KP32463
Registration Date and Time:	2000-04-12 11:57
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	KP32464
Registration Date and Time:	2000-04-12 11:57
Registered Owner:	TELUS COMMUNICATIONS (B.C.) INC. INCORPORATION NO. A51167
Remarks:	INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING



Transfers NONE

Pending Applications NONE









Legend






Library Services

-  Library
-  Mobile Library







Waste Disposal and Recycling

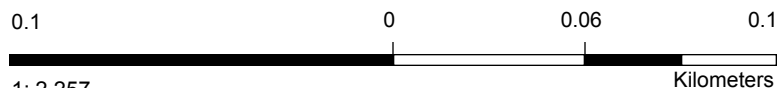
-  Eco-Depot
-  Recycle Depot
-  Product Stewardship Depot
-  Landfill
-  Transfer Station
-  Septage Pit

Emergency Services

-  Police Station
-  Ambulance Station
-  Fire Station
-  Hospital
-  Local Authority Office

Facility

-  Community Hall
-  Health
-  Transportation
-  Education
-  Utility
-  Landmark



Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere

June 10, 2024

THIS IS NOT A LEGAL SURVEY PLAN. This map is a user generated static output from the Thompson-Nicola Regional District Internet Mapping site and is provided on an "as is" and "as available" basis, without warranties of any kind, either expressed or implied. The information was generated from Geographic Information System (GIS) data maintained by different source agencies. Information contained in the map may be approximate, and is not necessarily complete, accurate or current. While all reasonable efforts have been made to ensure the accuracy of the data, reliance on this information without verification from original records is done at the user's own risk.

Author:

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.

I-1 - LIGHT INDUSTRIAL

SECTION 13

Purpose

- 13.1 The purpose of this zone is to provide for the accommodation of light industrial operations in locations and under development standards and conditions, which minimize the conflict with adjacent uses.

Permitted Uses

- 13.2 The following uses and no others shall be permitted in the I-1 Zone:
- a) automobile, truck, heavy equipment and RV sales and service
 - b) building supply
 - c) car and truck wash
 - d) construction business
 - e) retail sales and service
 - f) light manufacturing, processing, finishing and packaging
 - g) manufactured home sales
 - h) mini-storage
 - i) nursery and greenhouse
 - j) restaurants and coffee shops
 - k) agricultural and horticultural uses
 - l) service industries, including warehousing
 - m) gravel extraction
 - n) aircraft landing fields
 - o) wholesale commercial
 - p) accessory use
 - q) one single family dwelling or manufactured home in conjunction with one or more of the uses permitted in Sections 13.2 (a-l)

Regulations

- 13.2 The use of any parcel of land in this zone shall be in accordance with the provisions herein and any use of buildings, structure, or land not in accordance with these provisions shall be prohibited. The table below sets out the matter to be regulated in Column 1 and sets out the regulations in Column 2.

COLUMN 1	COLUMN 2
.1 Minimum parcel size	1,000 sq. m (10,764 sq. ft. or .25 acre)
.2 Maximum building height	12 m (39 ft.)
.3 Minimum setback from: - front parcel line - rear parcel line	6 m (20 ft.) 3 m (10 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.

- interior side parcel line	3 m (10 ft.)
- exterior side parcel line	3 m (10 ft.)
.4 Maximum parcel coverage	60%

Conditions of Use

- 13.3 a) Manufactured homes permitted under this section shall be subject to the following conditions:
- i. The manufactured home shall comply with the provisions of the current edition of the *BC Building Code* or to *Canadian Standard Association Z240* standards;
 - ii. The manufactured home shall be placed on a foundation complying with the provisions of the current editions of the *BC Building Code*;
 - iii. The manufactured home shall be protected by skirting.
- b) Each parcel shall have a minimum frontage of 30 metres (98 ft).
- c) Signs, signboards and advertising devices are subject to the *Motor Vehicle Act and the Village of Clinton Sign Bylaw*.

Other Regulations

- 13.4 a) All permitted uses shall be completely housed within an enclosed building, except for permitted outdoor displays, storage yards, rental and sales, parking and loading facilities and specialized outdoor work yards.
- b) Items for sale or rental may be displayed within the required front setback area, subject to the condition that any display area shall be separated from an abutting highway, lane or parcel by a setback of not less than 2 m (6.6 ft.) in width.
- c) 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.
- d) Industrial uses shall not emit or discharge to the surrounding area odours, toxic or noxious matters or vapours, liquid effluent, dust, fumes, smoke, heat, glare, noise, radiation nor vibrations which exceed applicable standards set out by Provincial Statutes.