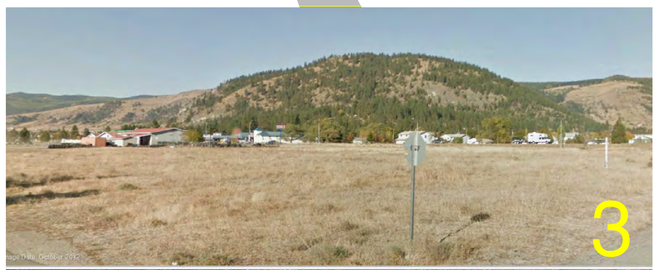
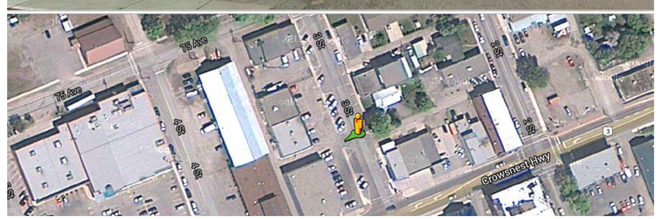
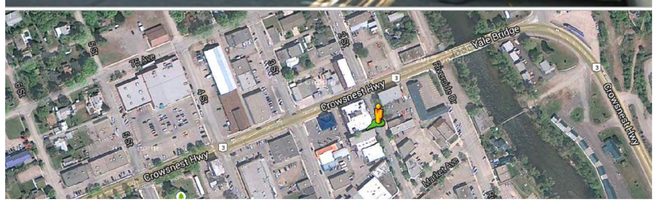


SCP Designation: Mixed Use Commercial/Residential (MU)
2014 Land Value: $234,000.00
Address/Location: Central Ave (by Kal Tire).
Land Dimension: 2.767 Acres
Legal Description: Lot A, Plan KAP83258, DL 520
Property Taxes: $5,269.84
Existing Zoning: Highway Commercial (HC)



SCP Designation: Commercial Core (CC)
2014 Land Value: $23,500.00
Address/Location: Laneway between Lorco and Mark Bldg
Land Dimension: 0.038 Acres
Legal Description: Lot 5, Plan 23, B12 DL 108,
Property Taxes: $225.31
Existing Zoning: Commercial Core (CC)



SCP Designation: Commercial Core (CC)
2014 Land Value: $17,800.00
Address/Location: 2nd St (next to Kokomo's
Land Dimension: 0.03 Acres
Legal Description: Closed Lane Adj to Lot 11 B6 Plan 23
Property Taxes: $400.87
Existing Zoning: Commercial Core (CC)

www.GrandForks.ca

CITY OF GRAND FORKS PROPERTY FOR SALE

COMMERCIAL

3 COMMERCIAL PROPERTIES

Total Properties Available per Zone	Properties Available per Location	Zoning	Assessed Value as of 2014	Lot Size (Acres)	Location	Location on Map
2	1	CC - Commercial	$17,800	0.03	2nd St, next to Kokomo's	1
	1		$23,500	0.038	Laneway between Lordco and Mark bldg	2
1	1	HC - Highway Commercial	$234,000	2.767	Central Ave (by Kal Tire)	3

DATE	REV	DESCRIPTION	BY	APPR.

DATE	REV	DESCRIPTION	BY	APPR.

SCALE
DATE JULY 2014
APPROVED
DESIGN BY NMO
DRAWN BY NMO
CHECKED BY JBK

SEAL

FOCUS ENGINEERING • PLANNING • GEOMATICS
#602–1708 DOLPHIN AVENUE, KELOWNA, BC, V1Y 9S4
PHONE (250) 980–5500 FAX (250) 980–5511

CITY OF GRAND FORKS
GRAND FORKS DEVELOPMENT SHOWCASE
COMMERCIAL HIGHLIGHTS

REV. No. A
OFFICE No. 0615
DRAWING No. CC-01

J:\engineering\Projects\0615001\2P – Grand Forks Development Showcase\03 Drawing\Sheets\0615000112 – SCC–HC–01.dwg Plotted 7/11/2014 3:48 PM

GRAND FORKS
BC
www.GrandForks.ca

CITY OF GRAND FORKS
PROPERTY FOR SALE

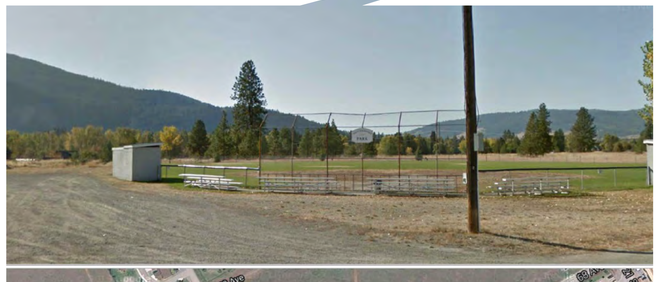
COMMUNITY USE

27 COMMUNITY USE PROPERTIES

Total Properties Available per Zone	Properties Available per Location	Zoning	Assessed Value as of 2014	Lot Size (Acres)	Location	Location on Map
27	1	CU - Community Use	$270,000	5.016	72nd Ave (behind Dick Bartlett Park)	2
	1		$646,100	27.108	2699-68th Ave	3
	1		$96,400	2.712	66th Ave South of 68th Ave	4
	22 (+2 pt railway)		0.019 - 0.138	0.019-0.138	67th Ave Suuth of Angus McDonald Park	5-28

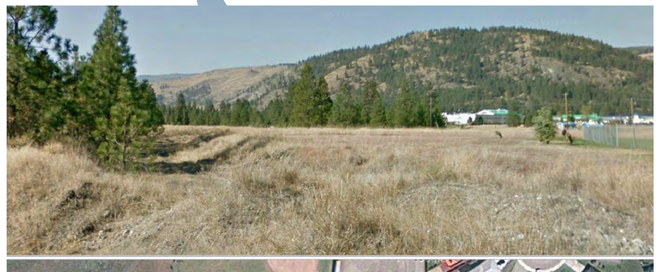
2

SCP: Institutional
2014 Land Value: $270,000.00
Address/Location: 72nd Ave (behind Dick Bartlett Park)
Land Dimension: 5.016 Acres
Legal Description: Lot 3, Plan 32149, DL 380/520
Property Taxes: $2,588.63
Existing Zoning: CommunityUse (CU)



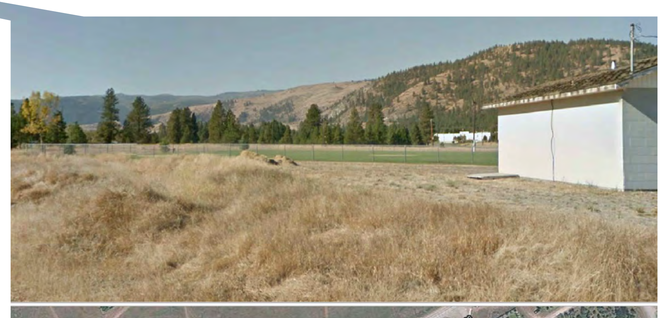
3

SCP Designation: Park & Open Space
2014 Land Value: $646,100.00
Address/Location: 2699-68th Ave
Land Dimension: 27.108 Acres
Legal Description: Plan 28940, Parcel Z DL 533,
Property Taxes: $14,550.62
Existing Zoning: Community Use (CU)



4

SCP Designation: Park & Open Space
2014 Land Value: $96,400.00
Address/Location: 66th Ave South of 68th Ave
Land Dimension: 2.712 Acres
Legal Description: Closed Rd, DL 533, Plan KAP77581,
Property Taxes: $2,171.00
Existing Zoning: Community Use (CU)



5-28

SCP Designation: Park & Open Space
2014 Land Value: $5,700 - 38,100
Address/Location: 67th Ave South of Angus MacDonald Park
Land Dimension: 0.019 - 0.138 Acres
Legal Description: Lots 1-22, Plan 69, B19 DL 533,
Property Taxes: $128.00 - $858.04
Existing Zoning: Community Use (CU)

DATE	REV	DESCRIPTION	BY	APPR.

DATE	REV	DESCRIPTION	BY	APPR.

SCALE
DATE JULY 2014
APPROVED
DESIGN BY NMO
DRAWN BY NMO
CHECKED BY JBK

SEAL

FOCUS
ENGINEERING • PLANNING • GEOMATICS
#602-1708 DOLPHIN AVENUE, KELOWNA, BC, V1Y 9S4
PHONE (250) 980-5500 FAX (250) 980-5511

CITY OF GRAND FORKS
GRAND FORKS DEVELOPMENT SHOWCASE
COMMUNITY USE PROPERTIES

REV. No. A
OFFICE No. 0615
DRAWING No. CU - 01

K:\engineering\Projects\0615001\12 – Grand Forks Development Showcase\03 Drawing\Sheets\0615001 12 – SCU01.dwg Plotted: 7/11/2014 3:53 PM

Class	Folio #	Legal Description	Location	Lot Size	Zone	LU	Water	Locate	Sewer	Locate	Electric	Locate	Assessed 2014	Taxes	Usability	Tourism	Heritage	Border Crossing	Airport	Demog	Property Disposition
6	62.000	Closed Lane Adj to Lot 11 B6 Plan 23	2nd Street (next to Kokomo's)	0.03 acres	CC	CC	150mm	east		west	#75	north	17,800	$400.87	Closed lane	Lane		6,100m	1,556m	Consolidate with adjacent property	yes
1	123.000	Lot 5 B12 DL 108 Plan 23	Laneway between Lordco and Mark bldg	0.038 acres	CC	CC	150mm	east		south	#127	north	23,500	$225.31	Lane	Lane		6,100m	1,633m	All Drivers	yes
6	875.055	Lot A DL 520 Plan KAP83258	Central Ave (by Kal Tire)	2.767 acres	HC	MU	150mm	north		north	#751	on	234,000	$5,269.84	Vacant highway commercial lot	Future Highway Commercial Development		3,630m	2,966m	Private/Public Development	yes

1	877.001	Lot 3 DL 380/520 Plan 32149	72nd Ave (behind Dick Bartlett Park)	5.016 acres	CU	IN	150mm	north		north	#689	north	270,000	$2,588.63	Future School site			3,630m	2,629m	Private/Public Development	yes
6	**1095.010**	Parcel Z DL 533 Plan 28940	2699-68th Avenue	27.108 acres	CU	PK	200mm	north			#723	on	646,100	$14,550.62	Part Angus McDonald Ball Park	Sports/Park	Green Space	3,660m	2,855m	Private/Public Development	yes
6	1095.011	Closed Rd DL 533 Plan KAP77581	66th Avenue south of 68th Ave	2.712 acres	CU	PK					#079	east	96,400	$2,171.00	Vacant City property S. of 68th Ave	Residential development		3,660m	2,837m	Consolidate with adjacent property	yes
1	1105.000	Lot 1 B19 DL 533 Plan 69	67th Ave south of Angus MacDonald Park	0.138 acres	CU	PK					#708	west	25,500	$244.48	Vacant City property	Residential development		3,200m	2,683m	Private/Public Development	yes
6	1105.005	Lot 2 B19 DL 533 Plan 69	67th Ave south of Angus MacDonald Park	0.138 acres	CU	PK					#708	west	38,100	$858.04	Vacant City property	Residential development		3,200m	2,683m	Private/Public Development	yes
6	1105.015	Lot 3 B19 DL 533 Plan 69	67th Ave south of Angus MacDonald Park	0.138 acres	CU	PK					#708	west	38,100	$858.04	Vacant City property	Residential development		3,200m	2,683m	Private/Public Development	yes
6	1105.020	Lot 4 B19 DL 533 Plan 69	67th Ave south of Angus MacDonald Park	0.138 acres	CU	PK					#708	west	38,100	$858.04	Vacant City property	Residential development		3,200m	2,683m	Private/Public Development	yes
6	1105.025	Lot 5 B19 DL 533 Plan 69	67th Ave south of Angus MacDonald Park	0.126 acres	CU	PK					#708	west	38,100	$858.04	Vacant City property	Residential development		3,200m	2,683m	Private/Public Development	yes
6	1105.028	Lot 6 B19 DL 533 Plan 69	67th Ave south of Angus MacDonald Park	0.062 acres	CU	PK					#708	west	19,600	$441.41	Vacant City property	Residential development		3,200m	2,683m	Private/Public Development	yes
6	1105.031	Lot 7 B19 DL 533 Plan 69	67th Ave south of Angus MacDonald Park	0.033 acres	CU	PK					#708	west	12,500	$281.51	Vacant City property	Residential development		3,200m	2,683m	Private/Public Development	yes
6	1105.035	Lot 8-9 B19 DL 533 Plan 69 (pt railway)	67th Ave south of Angus MacDonald Park	0.031 acres	CU	PK					#708	west	7,500	$168.91	Vacant City property	Residential development		3,200m	2,683m	Private/Public Development	yes
6	1105.040	Lot 8, B19 DL 533 Plan 69	67th Ave south of Angus MacDonald Park	0.049 acres	CU	PK					#708	west	8,600	$193.68	Vacant City property	Residential development		3,200m	2,683m	Private/Public Development	yes
6	1105.050	Lot 9, B19 DL 533 Plan 69	67th Ave south of Angus MacDonald Park	0.075 acres	CU	PK					#708	west	15,100	$340.06	Vacant City property	Residential development		3,200m	2,683m	Private/Public Development	yes
6	1105.055	Lot 10, B19 DL 533 Plan 69	67th Ave south of Angus MacDonald Park	0.087 acres	CU	PK					#708	west	17,000	$382.85	Vacant City property	Residential development		3,200m	2,683m	Private/Public Development	yes
6	1105.060	Lot 11, B19 DL 533 Plan 69	67th Ave south of Angus MacDonald Park	0.087 acres	CU	PK					#708	west	17,000	$382.85	Vacant City property	Residential development		3,200m	2,683m	Private/Public Development	yes
6	1105.065	Lot 12, B19 DL 533 Plan 69	67th Ave south of Angus MacDonald Park	0.087 acres	CU	PK					#708	west	17,000	$382.85	Vacant City property	Residential development		3,200m	2,683m	Private/Public Development	yes
6	1105.070	Lot 13, B19 DL 533 Plan 69	67th Ave south of Angus MacDonald Park	0.087 acres	CU	PK					#708	west	17,000	$382.85	Vacant City property	Residential development		3,200m	2,683m	Private/Public Development	yes
6	1105.075	Lot 14, B19 DL 533 Plan 69	67th Ave south of Angus MacDonald Park	0.087 acres	CU	PK					#708	west	14,500	$326.55	Vacant City property	Residential development		3,200m	2,683m	Private/Public Development	yes
6	1105.080	Lot 15, B19 DL 533 Plan 69	67th Ave south of Angus MacDonald Park	0.087 acres	CU	PK					#708	west	14,500	$326.55	Vacant City property	Residential development		3,200m	2,683m	Private/Public Development	yes
6	1105.090	Lot 16, B19 DL 533 Plan 69	67th Ave south of Angus MacDonald Park	0.138 acres	CU	PK					#708	west	25,500	$574.28	Vacant City property	Residential development		3,200m	2,683m	Private/Public Development	yes
6	1105.095	Lot 17, B19 DL 533 Plan 69	67th Ave south of Angus MacDonald Park	0.072 acres	CU	PK					#708	west	14,500	$326.55	Vacant City property	Residential development		3,200m	2,683m	Private/Public Development	yes
6	1105.100	Lot 17, B19 DL 533 Plan 69 (pt railway)	67th Ave south of Angus MacDonald Park	0.033 acres	CU	PK					#708	west	7,900	$177.91	Vacant City property	Residential development		3,200m	2,683m	Private/Public Development	yes
6	1105.110	Lot 18, B19 DL 533 Plan 69	67th Ave south of Angus MacDonald Park	0.019 acres	CU	PK					#708	west	5,700	$128.37	Vacant City property	Residential development		3,200m	2,683m	Private/Public Development	yes
6	1105.120	Lot 19, B19 DL 533 Plan 69	67th Ave south of Angus MacDonald Park	0.078 acres	CU	PK					#708	west	24,400	$549.51	Vacant City property	Residential development		3,200m	2,683m	Private/Public Development	yes
6	1105.130	Lot 20, B19 DL 533 Plan 69	67th Ave south of Angus MacDonald Park	0.138 acres	CU	PK					#708	west	38,100	$858.04	Vacant City property	Residential development		3,200m	2,683m	Private/Public Development	yes
6	1105.140	Lot 21, B19 DL 533 Plan 69	67th Ave south of Angus MacDonald Park	0.138 acres	CU	PK					#708	west	38,100	$858.04	Vacant City property	Residential development		3,200m	2,683m	Private/Public Development	yes
6	1105.150	Lot 22, B19 DL 533 Plan 69	67th Ave south of Angus MacDonald Park	0.138 acres	CU	PK					#708	west	38,100	$858.04	Vacant City property	Residential development		3,200m	2,683m	Private/Public Development	yes

Class	Folio #	Legal Description	Location	Lot Size	Zone	LU	Water	Locate	Sewer	Locate	Electric	Locate	Assessed 2014	Taxes	Usability	Tourism	Heritage	Border Crossing	Airport	Demog	Property Disposition
1	1373.700	Lot 1, DL 495 Plan KAP71087	Old Granby Townsite on Granby Rd (mountain)	42.75 acres	I-3	HR							149,000	$1,428.54	Old Granby townsite, P. 40	Hiking/Biking		7,220m	3,265m	Private/Public Development	yes
1	1375.030	Plan 5597A DL 1623	Granby Rd	2.11 acres	I-3/I-4	HI							142,000	$1,361.43	Property north of landfill	Hiking/Biking		7,320m	4,031m	Private/Public Development	yes
1	1375.040	Plan 5597A DL 1623	Granby Rd	2.58 acres	I-3	PK							184,000	$1,764.10	Property north of slag piles on river	Hiking/Biking		7,320m	4,031m	Private/Public Development	yes
6	1611.300	Lot 3 DL534 Plan KAP86416	City Wks area (DCChambers lease lot)	1.06 acres	I-1	IN	200mm	south					85,500	$1,925.52	DCChambers lease for truck storage	Industrial Use		5,950m	642m	Private/Public Development	yes
6	1611.500	Lot 5 DL534 Plan KAP86416	Sagamore Avenue	3.7 acres	I-1	LI							167,000	$3,760.96	Industrial property on Coronation Place	Industrial Use		5,950m	481m	Private/Public Development	yes

DATE	REV	DESCRIPTION	BY	APPR.

DATE	REV	DESCRIPTION	BY	APPR.

SCALE
DATE JULY 2014
APPROVED
DESIGN BY NMO
DRAWN BY NMO
CHECKED BY JBK

SEAL

FOCUS
ENGINEERING • PLANNING • GEOMATICS
#602–1708 DOLPHIN AVENUE, KELOWNA, BC, V1Y 9S4
PHONE (250) 980–5500 FAX (250) 980–5511

CITY OF GRAND FORKS
GRAND FORKS DEVELOPMENT SHOWCASE
PROPERTIES FOR SALE

REV. No. A
OFFICE No. 0615
DRAWING No. E - 01

J:\engineering\Projects\0615001\2P – Grand Forks Development Showcase\03 Drawing\Sheets\0615001\2 – SCR02.dwg Plotted 7/11/2014 3:36 PM

Total Properties Available per Zone	Properties Available per Location	Zoning	Assessed Value as of 2014	Lot Size (Acres)	Location	Location on Map
6	1	**I-3 Industrial (Value Added)**	$149,000	42.75	Old Granby Townsite on Granby Rd (mountain)	1
	1	**I-3/I-4 Industrial (Value Added)/(Gravel/Mineral Processing)**	$142,000	2.11	Granby Rd	2
	1	**I-3 Industrial (Value Added)**	$184,000	2.58	Granby Rd	3
	1	**I-3 Industrial (Value Added)**	$511,000	53.9/129.4	7978 Granby Road	4
	1	**I-1 Industrial (Light)**	$85,500	1.06	City Wks area (DCChambers lease lot)	5
	1	**I-1 Industrial (Light)**	$167,000	3.7	Sagamore Avenue	6

CITY OF GRAND FORKS
PROPERTY FOR SALE

INDUSTRIAL

1

SCP Designation: Heavy Industrial
2014 Land Value: $149,000.00
Address/Location: Old Granby Townsite on Granby Road (mountain)
Land Dimension: 42.75 Acres
Legal Description: Lot 1. Plan KAP71087, DL 495,
Property Taxes: $1,428.54
Existing Zoning: General (I-2)

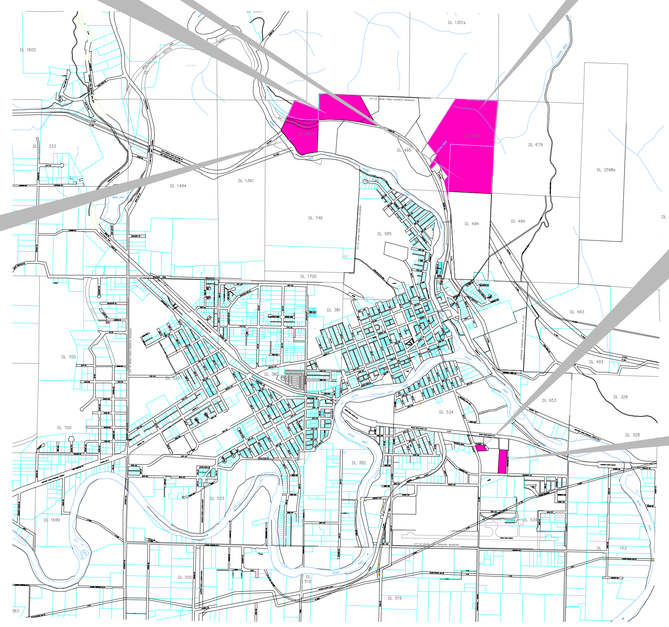
2

SCP Designation: Heavy Industrial
2014 Land Value: $142,000.00
Address/Location: Granby Road
Land Dimension: 2.11 Acres
Legal Description: Plan 5597A, DL 1623,
Property Taxes: $1,361.43
Existing Zoning: Value Added/Gravel/Mineral Processing (I-3/I-4)

3

SCP Designation: Park & Open Space
2014 Land Value: $184,000.00
Address/Location: Granby Road
Land Dimension: 2.58 Acres
Legal Description: Plan 5597A, DL 1623,
Property Taxes: $1,764.10
Existing Zoning: Value Added (I-3)

GRAND FORKS – BC –
www.GrandForks.ca



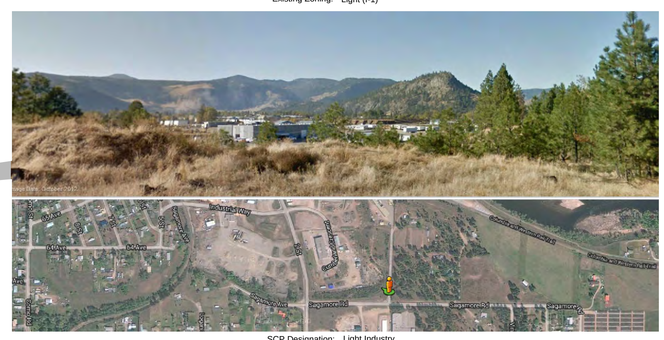
4

SCP Designation: Heavy Industrial
2014 Land Value: $511,000.00
Address/Location: Mountain East of Granby Rd
Land Dimension: 53.9 Acres
Legal Description: REM Plan B2093, DL 495,
Property Taxes: $11,508.08
Existing Zoning: Value Added (I-3)

**This 129.4 Acre property has two zonings. The Northern part of the property is advertised here as 53.9 Acres of Industrial Land. The Southern portion of the property has 75.5 Acres of land zoned as R4 (See Residential Sheet R-04). The land value assessment is for 129.4 Acres.*

5

SCP Designation: Institutional
2014 Land Value: $85,500.00
Address/Location: City Works Area (DCChambers Lease Lot)
Land Dimension: 1.06 Acres
Legal Description: Plan KAP86416, Lot 3 DL 534,
Property Taxes: $1,925.52
Existing Zoning: Light (I-1)



6

SCP Designation: Light Industry
2014 Land Value: $167,000.00
Address/Location: Sagamore Avenue
Land Dimension: 3.7 Acres
Legal Description: Plan KAP86416, Lot 5 DL 534,
Property Taxes: $3,760.96
Existing Zoning: Light (I-1)

DATE	REV	DESCRIPTION	BY	APPR.	DATE	REV	DESCRIPTION	BY	APPR.

SCALE
DATE JULY 2014
APPROVED
DESIGN BY NMO
DRAWN BY NMO
CHECKED BY JBK

SEAL

FOCUS
ENGINEERING • PLANNING • GEOMATICS
#602–1708 DOLPHIN AVENUE, KELOWNA, BC, V1Y 9S4
PHONE (250) 980–5500 FAX (250) 980–5511

CITY OF GRAND FORKS
GRAND FORKS DEVELOPMENT SHOWCASE
INDUSTRIAL HIGHLIGHTS

REV. No. A
OFFICE No. 0615
DRAWING No. I-01

J:\engineering\Projects\0615001\2P – Grand Forks Development Showcase\03 Drawing\Sheets\0615001\2 – SC02_recover_recover.dwg Plotted: 8/12/2014 10:39 AM

27 RESIDENTIAL PROPERTIES

15 R-1 (SINGLE & TWO FAMILY) ZONE & 1 R-3 (MULTI FAMILY) ZONE

40

SCP Designation: Low Density Residential (LR)
2014 Land Value: $19,000.00
Address/Location: N. 82nd Avenue
Land Dimension: .104 Acres
Legal Description: Lot 8, Plan 52, B12 DL 585,
Property Taxes: $182.16
Existing Zoning: R1 (Single & Two Family) Zone

41

SCP Designation: Low Density Residential (LR)
2014 Land Value: $19,000.00
Address/Location: S. 83rd Avenue
Land Dimension: .104 Acres
Legal Description: Lot 7, Plan 52, B12 DL 585,
Property Taxes: $182.16
Existing Zoning: R1 (Single & Two Family) Zone

61

SCP Designation: Low Density Residential (LR)
2014 Land Value: $4,300.00
Address/Location: Donaldson & 21st St Juncture
Land Dimension: .106 Acres
Legal Description: Lot 12, Plan 83, B45 DL 520,
Property Taxes: $41.23
Existing Zoning: R1 (Single & Two Family) Zone

12

SCP Designation: Environmentally Sensitive Area (ER)
2014 Land Value: $56,000.00
Address/Location: 17th St (slough) below McCallum View Dr
Land Dimension: 1 Acre
Legal Description: Lot 14, Plan 586, B3 DL 380,
Property Taxes: $536.90
Existing Zoning: R1 (Single & Two Family) Zone

14
15

SCP Designation: Environmentally Sensitive Area (ER)
2014 Land Value: $60,800.00 & $61,900.00
Address/Location: Columbia Dr & McCallum View Dr
Land Dimension: 1.45 & 1.52 Acre
Legal Description: Lot 3 & 4, Plan 586, B4 DL 380,
Property Taxes: $593.47 & $582.92
Existing Zoning: R1 (Single & Two Family) Zone

16
17

SCP Designation: Residential Infill/Intensification (RI)
2014 Land Value: $3,500.00 ea.
Address/Location: Lot E. Granby Rd @ Victoria Way
Land Dimension: 0.079 Acre
Legal Description: Lot 18 & 19, Plan 89, B3 DL 493,
Property Taxes: $33.56 ea.
Existing Zoning: R1 (Single & Two Family) Zone

18
to
20

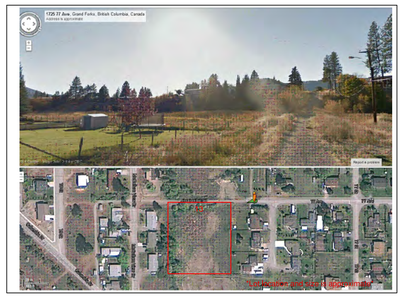
SCP Designation: Low Density Residential (LR)
2014 Land Value: $7,100.00 - $7,300.00
Address/Location: Bluff St below Valley Hgts subdvn
Land Dimension: .243 - .287 Acres
Legal Description: Lot 11-13, Plan 33, B12 DL 493,
Property Taxes: $69.03 - $159.90
Existing Zoning: R1 (Single & Two Family) Zone

27
28

SCP Designation: Low Density Residential (LR)
2014 Land Value: $19,100.00 ea.
Address/Location: 2nd St & 68th Ave
Land Dimension: .076 Acres
Legal Description: Lot 1 & 2, Plan 36, B12 DL 534,
Property Taxes: $183.12 ea.
Existing Zoning: R1 (Single & Two Family) Zone

66

SCP Designation: Low Density Residential (LR)
2014 Land Value: $33,200.00
Address/Location: Lot Corner of 17th St & 68th Ave
Land Dimension: 0.095 Acres
Legal Description: Lot 1, Plan 35, B5 DL 380,
Property Taxes: $747.69
Existing Zoning: R1 (Single & Two Family) Zone



13

SCP Designation: Environmentally Sensitive (ER)
2014 Land Value: $67,400.00
Address/Location: 77th Ave W of Pheonix Way
Land Dimension: 1.443 Acres
Legal Description: Lot 4, Plan KAP61706, DL 380,
Property Taxes: $646.20
Existing Zoning: R1 (Single & Two Family) Zone

54

SCP Designation: Mixed Use Commercial/Residential (MU)
2014 Land Value: $288,000.00
Address/Location: 68th Ave & 27th St (east of Extra Foods)
Land Dimension: 5.83 Acres
Legal Description: Lot 2, Plan KAP65880, DL 533,
Property Taxes: $2,761.20
Existing Zoning: R3 (Multi Family) Zone

GRAND FORKS – BC –
www.GrandForks.ca

Total Properties Available	Properties Available per Location	Zoning	Assessed Value as of 2014	Lot Size (Acres)	Location	Location on Map
15	2	R1 - Single & Two Family	$19,000	0.104	82nd & 83rd Ave	40 & 41
	1		$4,300	0.106	Donaldson & 21st St Juncture	61
	1		$56,000	1	17th St (slough) below McCallum View Dr.	12
	2		$60,800 - $61,900	1.45 - 1.52	Columbia Drive & McCallum View Dr	14 & 15
	2		$3,500	0.079	Lot E. Granby Rd @ Victoria Way	16 & 17
	3		$7,100 - $7,300	.243 - .287	Bluff St below Valley Hgts subdvn	18-20
	2		$19,100	0.076	2nd St & 68th Ave	27 & 28
	1		$33,200	0.095	Lot corner of 17th St & 68th Ave	66
	1		$67,400	1.443	77th Ave W of Phoenix Way	13
1	1	R3 - Multi Family	$288,000	5.83	68th Ave & 27th St (east of Extra Foods)	54
11	1	R4 - Rural	$44,900	1.07	84th Ave W, Riverside Drive crossing	42
	3		$10,100 - $10,500	172 - 199	East of 19th St	5-7
	2		$30,300 - $32,400	0.172	W end of 18th St	8 & 9
	1		$40,500	0.172	18nd-69th Avenue	10
	1		$17,300	3.3	Highway #3 East	21
	1		$239,000	39.17	S. Valley Hgts subdvn (extension zone)	22
	1		$511,000	75.52129 ±	mountain east of Granby Road	23
	1		$92,900	9.982	E Hwy 3 (Morrissey Ck Rd)	25

DATE	REV	DESCRIPTION	BY	APPR.

DATE	REV	DESCRIPTION	BY	APPR.

SCALE
DATE JULY 2014
APPROVED
DESIGN BY NMO
DRAWN BY NMO
CHECKED BY JBK

SEAL

FOCUS
ENGINEERING • PLANNING • GEOMATICS
#602–1708 DOLPHIN AVENUE, KELOWNA, BC, V1Y 9S4
PHONE (250) 980–5500 FAX (250) 980–5511

CITY OF GRAND FORKS
GRAND FORKS DEVELOPMENT SHOWCASE
R1 AND R3 - SINGLE, TWO FAMILY & MULTI FAMILY RESIDENTIAL

REV. No. A
OFFICE No. 0615
DRAWING No. R - 03

J:\engineering\Projects\0615001\2P – Grand Forks Development Showcase\03 Drawing\Sheets\0615001\2 – SGR02.dwg Plotted: 7/11/2014 3:57 PM

Total Properties Available	Properties Available per Location	Zoning	Assessed Value as of 2014	Lot Size (Acres)	Location	Location on Map
15	2	R1 - Single & Two Family	$19,000	0.104	82nd & 83rd Ave	40 & 41
	1		$4,300	0.106	Donaldson & 21st St Juncture	61
	1		$56,000	1	17th St (slough) below McCallum View Dr	12
	2		$60,800 - $61,900	1.45 - 1.52	Columbia Drive & McCallum View Dr	14 & 15
	2		$3,500	0.079	Lot E. Granby Rd @ Victoria Way	16 & 17
	3		$7,100 - $7,300	.243 - .287	Bluff St below Valley Hgts subdvn	18-20
	2		$19,100	0.076	2nd St & 68th Ave	27 & 28
	1		$33,200	0.095	Lot corner of 17th St & 68th Ave	66
	1		$67,400	1.443	77th Ave W of Phoenix Way	13
1	1	R3 - Multi Family	$288,000	5.83	68th Ave & 27th St (east of Extra Foods)	54
11	1	R4 - Rural	$44,900	1.07	84th Ave W. Riverside Drive (mountain)	42
	3		$10,100 - $10,500	.172 - .191	End of 19th St	5-7
	2		$30,300 - $32,400	0.172	W end of 18th St	8 & 9
	1		$40,500	0.172	1844-60th Avenue	10
	1		$17,300	3.3	Highway #3 East	21
	1		$236,000	39.17	S. Valley Hgts subdvn (motorcross area)	22
	1		$511,000	75.5/129.4	mountain east of Granby Road	23
	1		$82,600	1.962	E Hwy 3 (Morrissey Ck Rd)	25

CITY OF GRAND FORKS PROPERTY FOR SALE

R1 - SINGLE & TWO FAMILY
R3 - MULTI FAMILY
R4 - RURAL

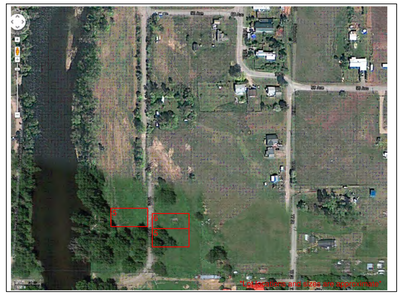
www.GrandForks.ca

27 RESIDENTIAL PROPERTIES

11 R-4 (RURAL) ZONE

42

SCP Designation: Low Density Residential (LR)
2014 Land Value: $44,900.00
Address/Location: 84th Ave W Riverside Dr (mountain)
Land Dimension: 1.07 Acres
Legal Description: Plan B4102, DL 585,
Property Taxes: $430.48
Existing Zoning: R4 (Rural) Zone

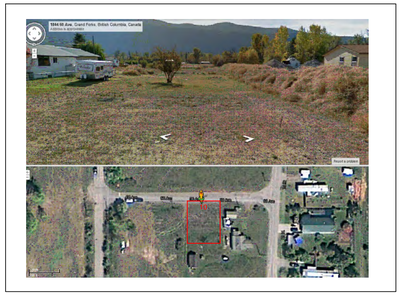


5 to 7

SCP Designation: Low Density Residential (LR)
2014 Land Value: $10,100.00 - $10,500.00
Address/Location: End of 19th St.
Land Dimension: .172 - .191 Acres
Legal Description: Lot 19, 20, 23 Plan 67, B4 DL 533,
Property Taxes: $96.83 - $100.67
Existing Zoning: R4 (Rural) Zone

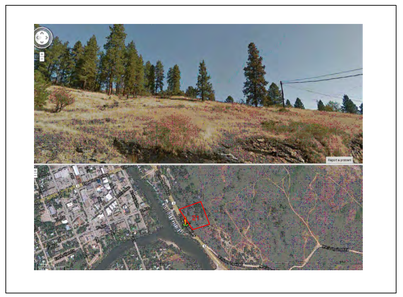
8 9

SCP Designation: Low Density Residential (LR)
2014 Land Value: $30,300.00 & $32,400.00
Address/Location: W end of 18th St
Land Dimension: .172 Acres
Legal Description: Lots 21 & 22, Plan 67, B4 DL 533,
Property Taxes: $290.50 & $310.64
Existing Zoning: R4 (Rural) Zone



10

SCP Designation: Low Density Residential (LR)
2014 Land Value: $40,500.00
Address/Location: 1844 - 60th Ave
Land Dimension: .172 Acres
Legal Description: Pt Lot 24 - 25, Plan 67, B4 DL 533,
Property Taxes: $388.29
Existing Zoning: R4 (Rural) Zone



21

SCP Designation: Hillside & Resource District (HR)
2014 Land Value: $17,300.00
Address/Location: Highway #3 East
Land Dimension: 3.3 Acres
Legal Description: Parcel 2, Plan B3475, DL 493,
Property Taxes: $165.86
Existing Zoning: R4 (Rural) Zone

22

SCP Designation: Hillside & Resource District (HR)
2014 Land Value: $236,000.00
Address/Location: S. Valley Hgts subdvn (motorcross area)
Land Dimension: 39.17 Acres
Legal Description: Plan B5052, DL 493,
Property Taxes: $2,262.65
Existing Zoning: R4 (Rural) Zone

23

SCP Designation: Hillside & Resource District (HR)
2014 Land Value: $511,000.00
Address/Location: Mountain East of Granby Rd
Land Dimension: 75.5 Acres*
Legal Description: Plan B2093, DL 495
Property Taxes: $11,508.08
Existing Zoning: R4 (Rural) Zone

**This 129.4 acre property has two zonings. The Southern part of the property is advertised here as 75.5 acres of residential land. The Northern portion of the property has 53.9 acres of land zoned as I3 (See Industrial Sheet I-01). The land value assessment is for 129.4 Acres.*

25

SCP Designation: Hillside & Resource District (HR)
2014 Land Value: $82,600.00
Address/Location: Highway #3 East (Morrissey Creek Rd)
Land Dimension: 1.962 Acres
Legal Description: Parcel A, Plan B6075, DL 653,
Property Taxes: $791.93
Existing Zoning: R4 (Rural) Zone

DATE	REV	DESCRIPTION	BY	APPR.

DATE	REV	DESCRIPTION	BY	APPR.

SCALE
DATE JULY 2014
APPROVED
DESIGN BY NMO
DRAWN BY NMO
CHECKED BY JBK

SEAL

FOCUS
ENGINEERING • PLANNING • GEOMATICS
#602–1708 DOLPHIN AVENUE, KELOWNA, BC, V1Y 9S4
PHONE (250) 980–5500 FAX (250) 980–5511

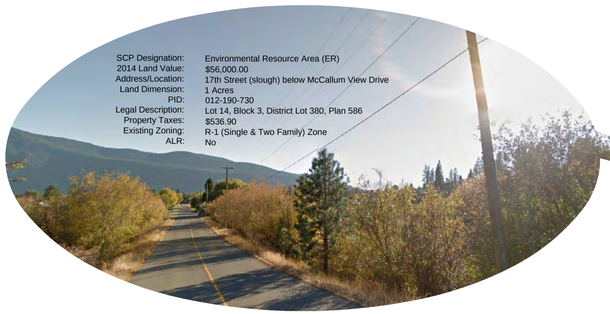
CITY OF GRAND FORKS
GRAND FORKS DEVELOPMENT SHOWCASE
R4 - RURAL RESIDENTIAL

REV. No. A
OFFICE No. 0615
DRAWING No. R-04

J:\engineering\Projects\0615001\2P - Grand Forks Development Showcase\03 Drawing\Sheets\0615000112 - SCR02.dwg Plotted: 8/12/2014 10:51 AM

CITY OF GRAND FORKS PROPERTY FOR SALE

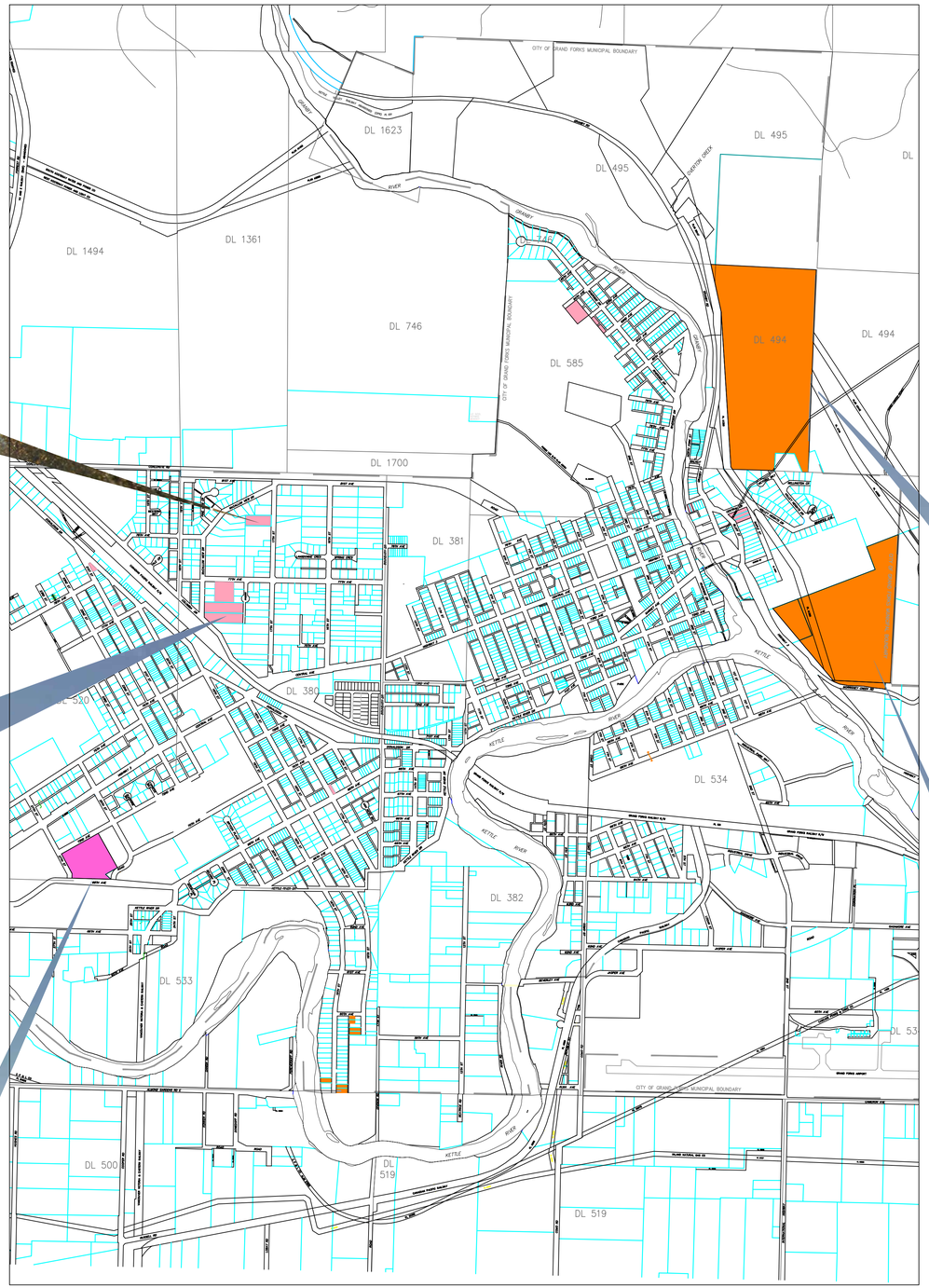
R1 - SINGLE & TWO FAMILY
R3 - MULTI FAMILY
R4 - RURAL



SCP Designation: Environmental Resource Area (ER)
2014 Land Value: $56,000.00
Address/Location: 17th Street (slough) below McCallum View Drive
Land Dimension: 1 Acres
PID: 012-190-730
Legal Description: Lot 14, Block 3, District Lot 380, Plan 586
Property Taxes: $536.90
Existing Zoning: R-1 (Single & Two Family) Zone
ALR: No

SCP Designation: Environmental Resource Area (ER)
2014 Land Value: $61,900.00
Address/Location: Columbia Drive and McCallum View Drive
Land Dimension: 1.52 Acres
PID: 012-190-748
Legal Description: Lot 3, Block 4, District Lot 380, Plan 586
Property Taxes: $593.47
Existing Zoning: R-1 (Single & Two Family) Zone
ALR: No

SCP Designation: Mixed Use Commercial/Residential (MU)
2014 Land Value: $288,000.00
Address/Location: 68th Avenue & 27th Street, located east of the Extra Foods grocery store.
Land Dimension: 5.83 Acres
PID: 024-657-450
Legal Description: Lot 2, Plan KAP65880, DL 520, SDYD, Except Plan KAP81415 KAP 83228
Property Taxes: $2,761.20
Existing Zoning: R3 (Multi-Family Residential) Zone



27 RESIDENTIAL PROPERTIES

Total Properties Available	Properties Available per Location	Zoning	Assessed Value as of 2014	Lot Size (Acres)	Location	Location on Map
15	2	R1 - Single & Two Family	$19,000	0.104	82nd & 83rd Ave	40 & 41
	1		$4,300	0.106	Donaldson & 21st St Juncture	61
	1		$56,000	1	17th St (slough) below McCallum View Dr	12
	2		$60,800 - $61,900	1.45 - 1.52	Columbia Drive & McCallum View Dr	14 & 15
	2		$3,500	0.079	Lot E. Granby Rd @ Victoria Way	16 & 17
	3		$7,100 - $7,300	.243 - .287	Bluff St below Valley Hgts subdvn	18-20
	2		$19,100	0.076	2nd St & 68th Ave	27 & 28
	1		$33,200	0.095	Lot corner of 17th St & 68th Ave	66
	1		$67,400	1.443	77th Ave W of Phoenix Way	13
1	1	R3 - Multi Family	$288,000	5.83	68th Ave & 27th St (east of Extra Foods)	54
11	1	R4 - Rural	$44,900	1.07	84th Ave W. Riverside Drive (mountain)	42
	3		$10,100 - $10,500	.172 - .191	End of 19th St	5-7
	2		$30,300 - $32,400	0.172	W end of 18th St	8 & 9
	1		$40,500	0.172	1844-60th Avenue	10
	1		$17,300	3.3	Highway #3 East	21
	1		$236,000	39.17	S. Valley Hgts subdvn (motorcross area)	22
	1		$511,000	75.5/129.4	mountain east of Granby Road	23
	1		$82,600	1.962	E Hwy 3 (Morrissey Ck Rd)	25

GRAND FORKS – BC –
www.GrandForks.ca

**This 129.4 acre property has two zonings. The Southern part of the property is advertised here as 75.5 acres of residential land. The Northern portion of the property has 53.9 acres of land zoned as I3 (See Industrial Sheet I-01). The land value assessment is for 129.4 Acres.*

SCP Designation: Hillside & Resource District (HR)
2014 Land Value: $511,000.00
Address/Location: Mountain east of Granby Road
Land Dimension: 75.5 Acres*
Legal Description: Plan B2093, DL 494
Property Taxes: $11,508.08
Existing Zoning: R-4 (Rural) Zone

SCP Designation: Hillside & Resource District (HR)
2014 Land Value: $236,000.00
Address/Location: South Valley Heights Subdivision
Land Dimension: 39.17 Acres
PID: 014-780-275
Legal Description: Plan B5052, DL 493,
Property Taxes: $2,262.65
Existing Zoning: R4 (Rural Residential)
ALR: No

DATE	REV	DESCRIPTION	BY	APPR.

DATE	REV	DESCRIPTION	BY	APPR.

SCALE
DATE JULY 2014
APPROVED
DESIGN BY NMO
DRAWN BY NMO
CHECKED BY JBK

SEAL

FOCUS
ENGINEERING • PLANNING • GEOMATICS
#602–1708 DOLPHIN AVENUE, KELOWNA, BC, V1Y 9S4
PHONE (250) 980–5500 FAX (250) 980–5511

CITY OF GRAND FORKS
GRAND FORKS DEVELOPMENT SHOWCASE
RESIDENTIAL HIGHLIGHTS

REV. No. A
OFFICE No. 0615
DRAWING No. R - 02

J:\engineering\Projects\0615001\2F - Grand Forks Development Showcase\03 Drawing\Sheets\0615001112 – SD002.dwg Plotted: 8/12/2014 12:02 PM

CITY OF GRAND FORKS
PROPERTY FOR SALE

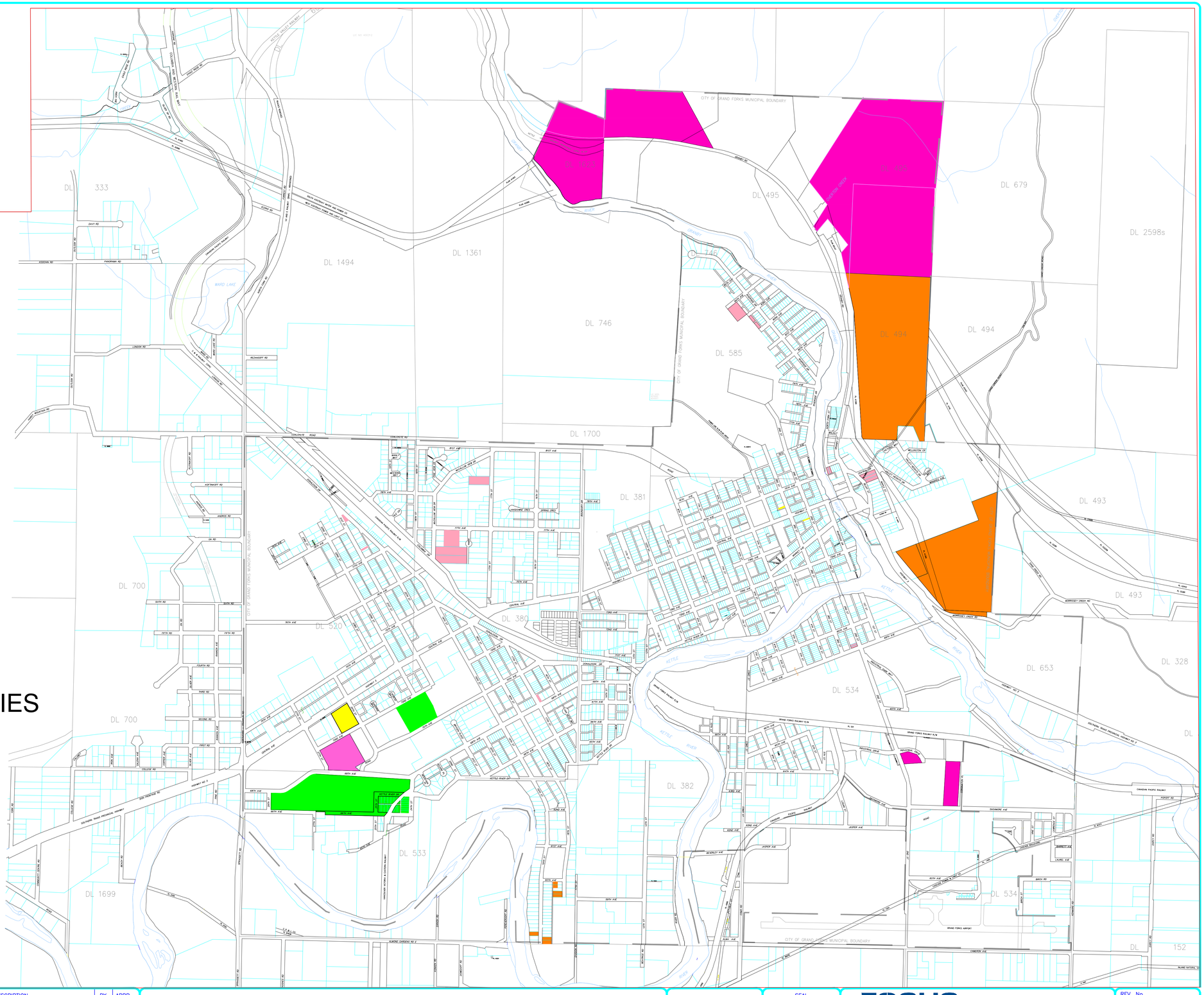
RESIDENTIAL
COMMERCIAL
INDUSTRIAL
COMMUNITY USE

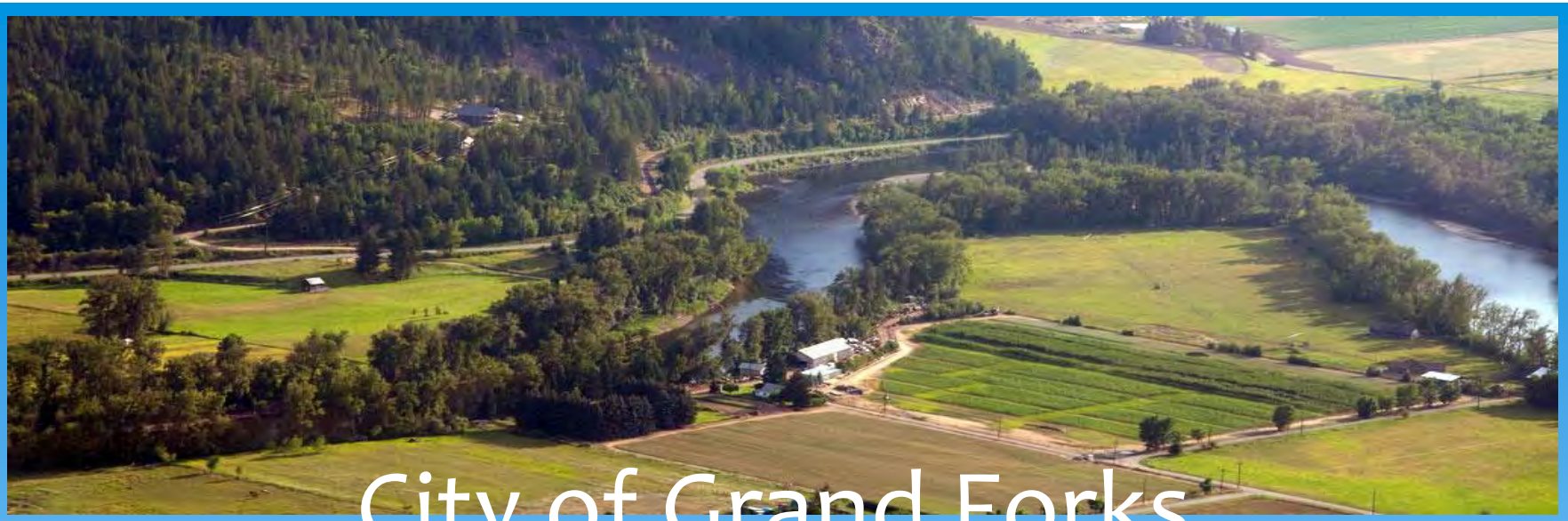
GRAND FORKS – BC –

www.GrandForks.ca

FOR SALE!

27 RESIDENTIAL PROPERTIES
27 COMMUNITY USE PROPERTIES
6 INDUSTRIAL PROPERTIES
3 COMMERCIAL PROPERTIES





City of Grand Forks

Land Development Showcase

FOCUS

James Kay, P. Eng.
Project Manager
james.kay@focus.ca

City of Grand Forks

Welcome To Grand Forks!

* Grand Forks is a delightful community home to beautiful tree lined streets and heritage homes. Its downtown core and bustling city centre, located on Market St, offers quaint cafes, galleries and the City Hall. Grand Forks boasts four season living with recreational activities to match. This small community has been home to a large Doukhobor population since the early 1900´s and continues to celebrate and embrace their rich culture.

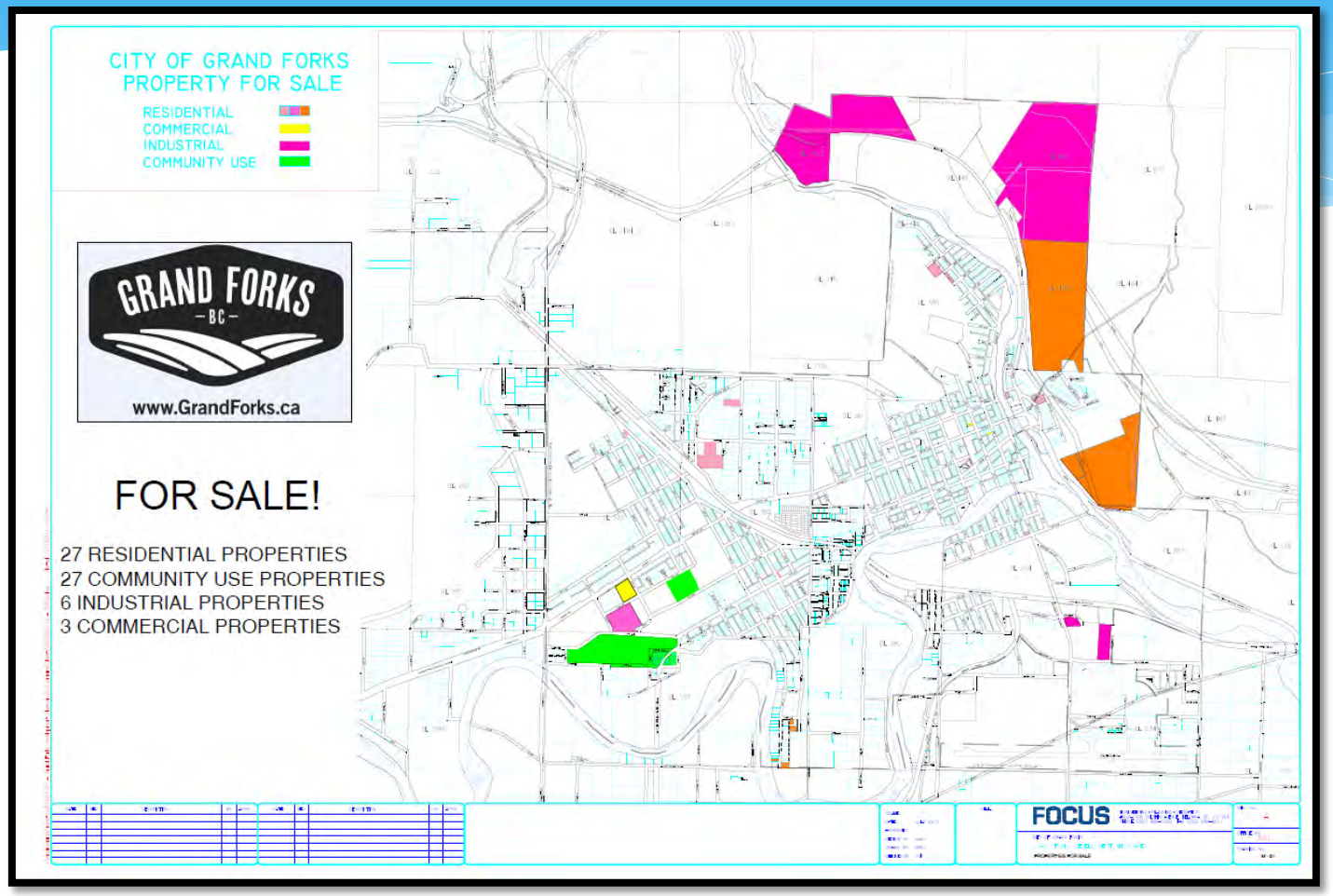
* Grand Forks is the perfect backdrop for families and retirees, with a strong commitment to healthy living, affordability and great quality of life. Incorporated in 1897, Grand Forks is the "hub" of the Boundary Region, located between the Okanagan Valley and the Kootenays. Our community is surrounded by fresh, pristine water from the Granby and Kettle Rivers and is nestled in a breathtaking and unique east/west running Valley.

* Our central location means that we are only a couple of hours drive from 2 major centres; Spokane and Kelowna and that the closest regional airport is a 1 hour drive to Castlegar or a 2 hour drive to Kelowna to the International airport.

* If its rugged recreation, clean living or new opportunities that your after, **Grand Forks offers it all**.

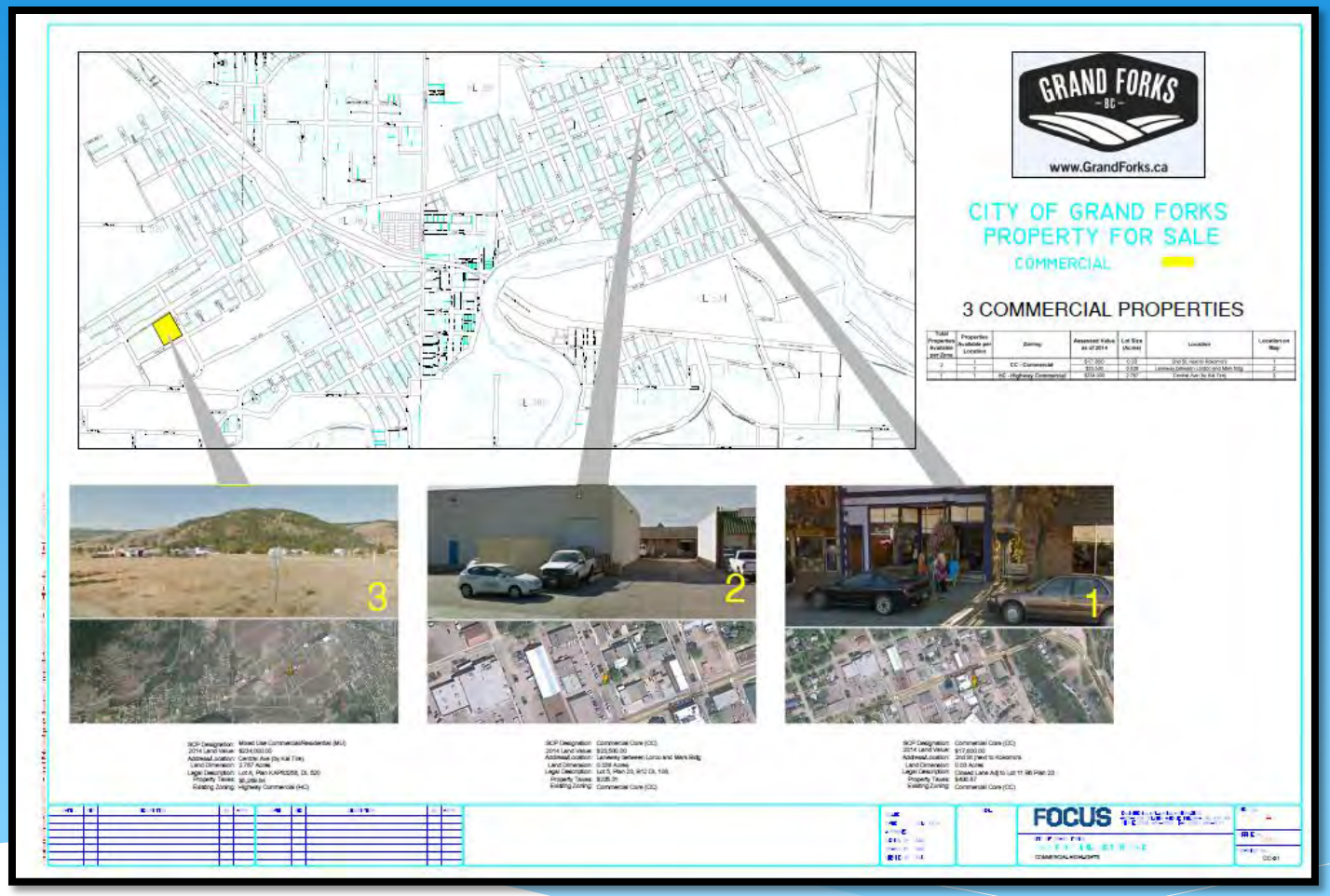
FOCUS

City of Grand Forks



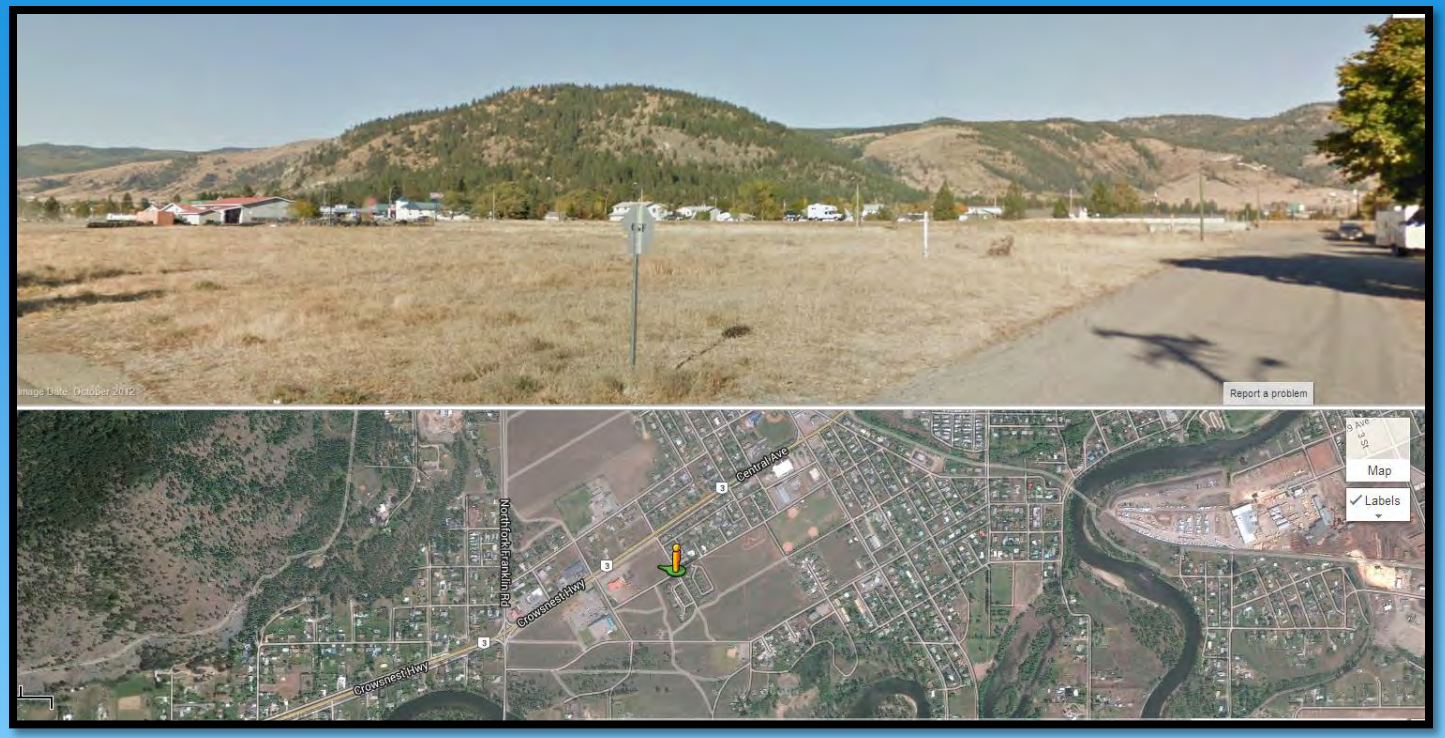
FOCUS

Commercial



FOCUS

Commercial

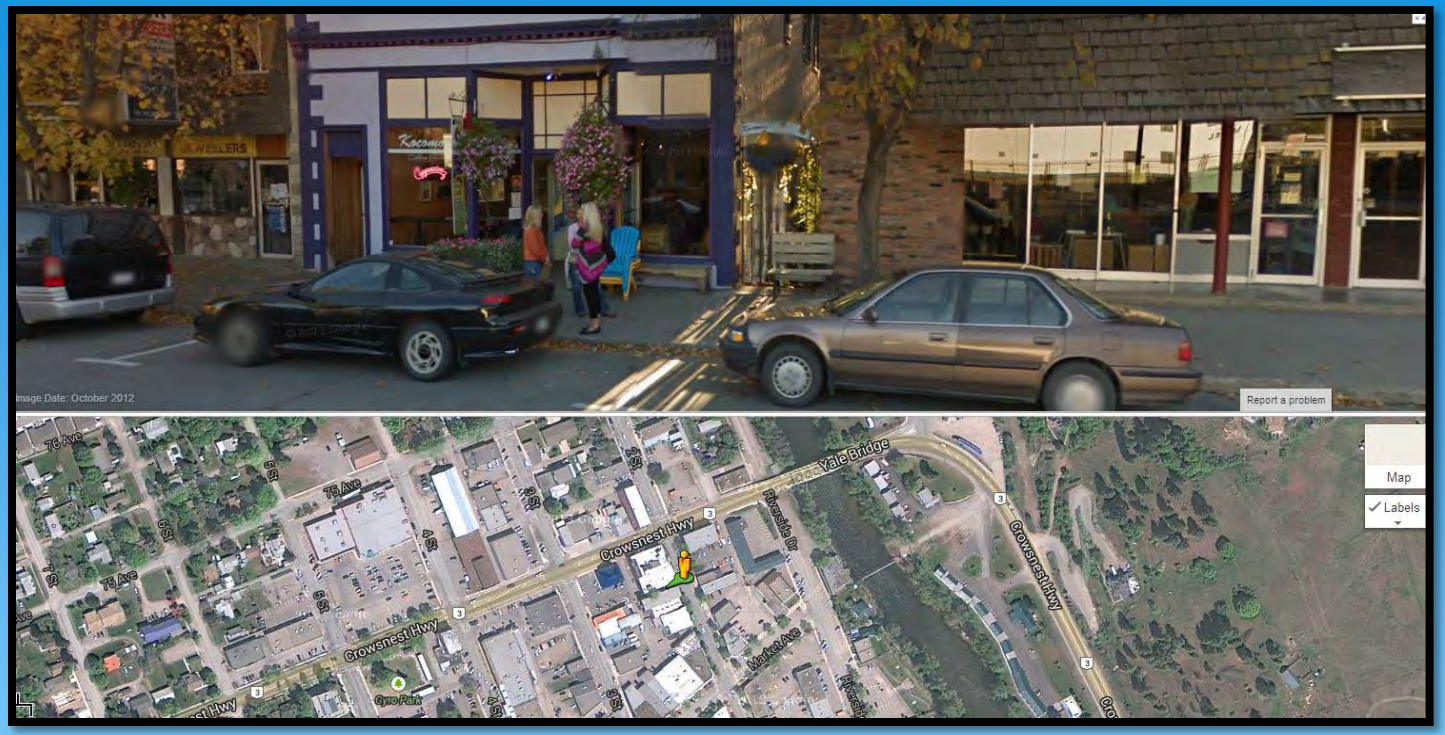


OCP Designation: Future Commercial Development
2014 Land Value: $234,000.00
Address/ Location: Central Ave (by Kal Tire)
Land Dimension: 2.767 Acres
Legal Description: Lot A ,Plan KAP83258, DL 520
Property Taxes: $5,269,84
Existing Zoning: HC (Highway Commercial) Zone

FOCUS

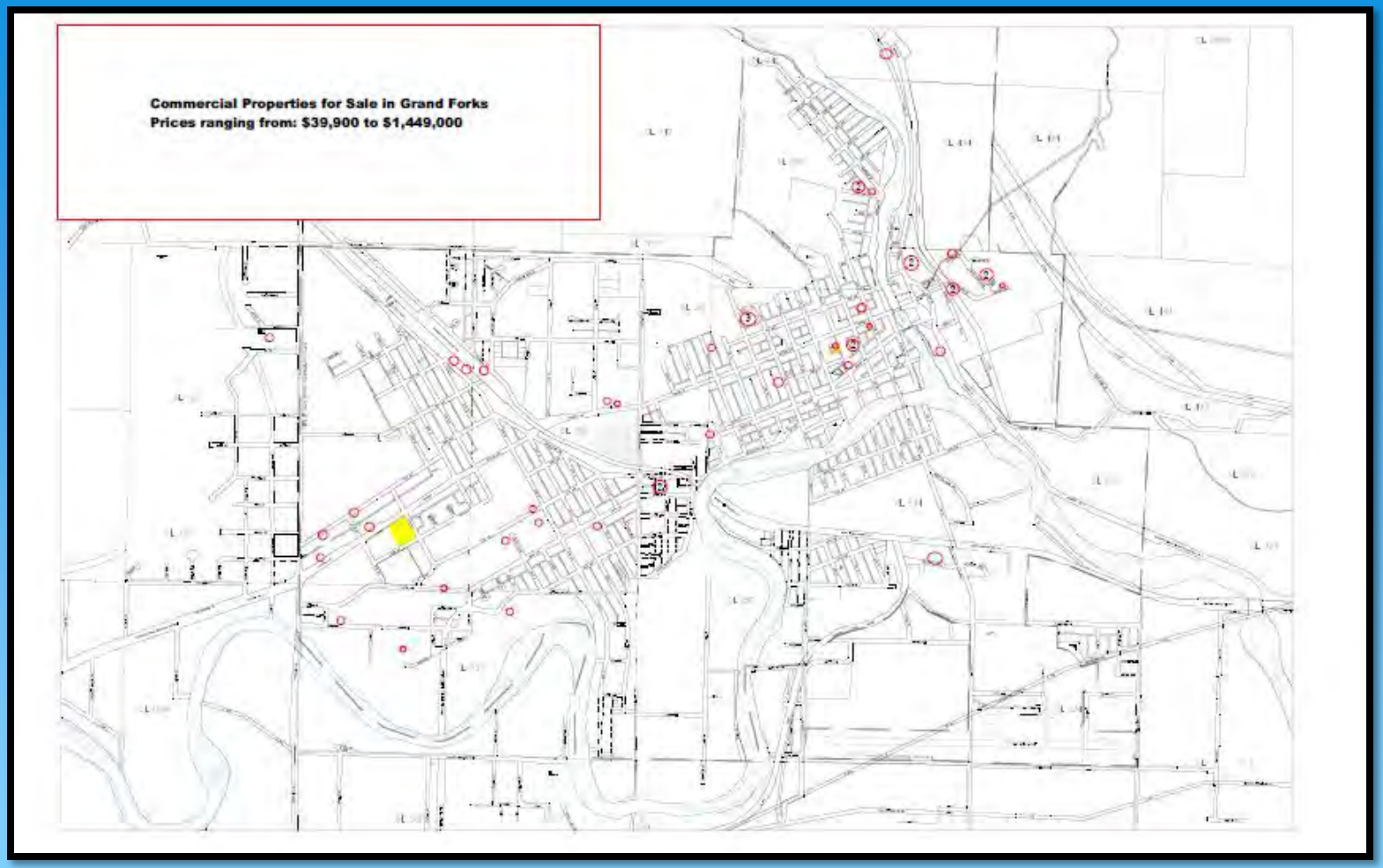
OCP Designation: Lane
2014 Land Value: $23,500.00
Address/ Location: Laneway between Lorco and Mark Bldg
Land Dimension: 0.038 Acres
Legal Description: Lot 5, Plan 23, B12 DL 108,
Property Taxes: $225.31
Existing Zoning: CC (Commercial Core) Zone

FOCUS



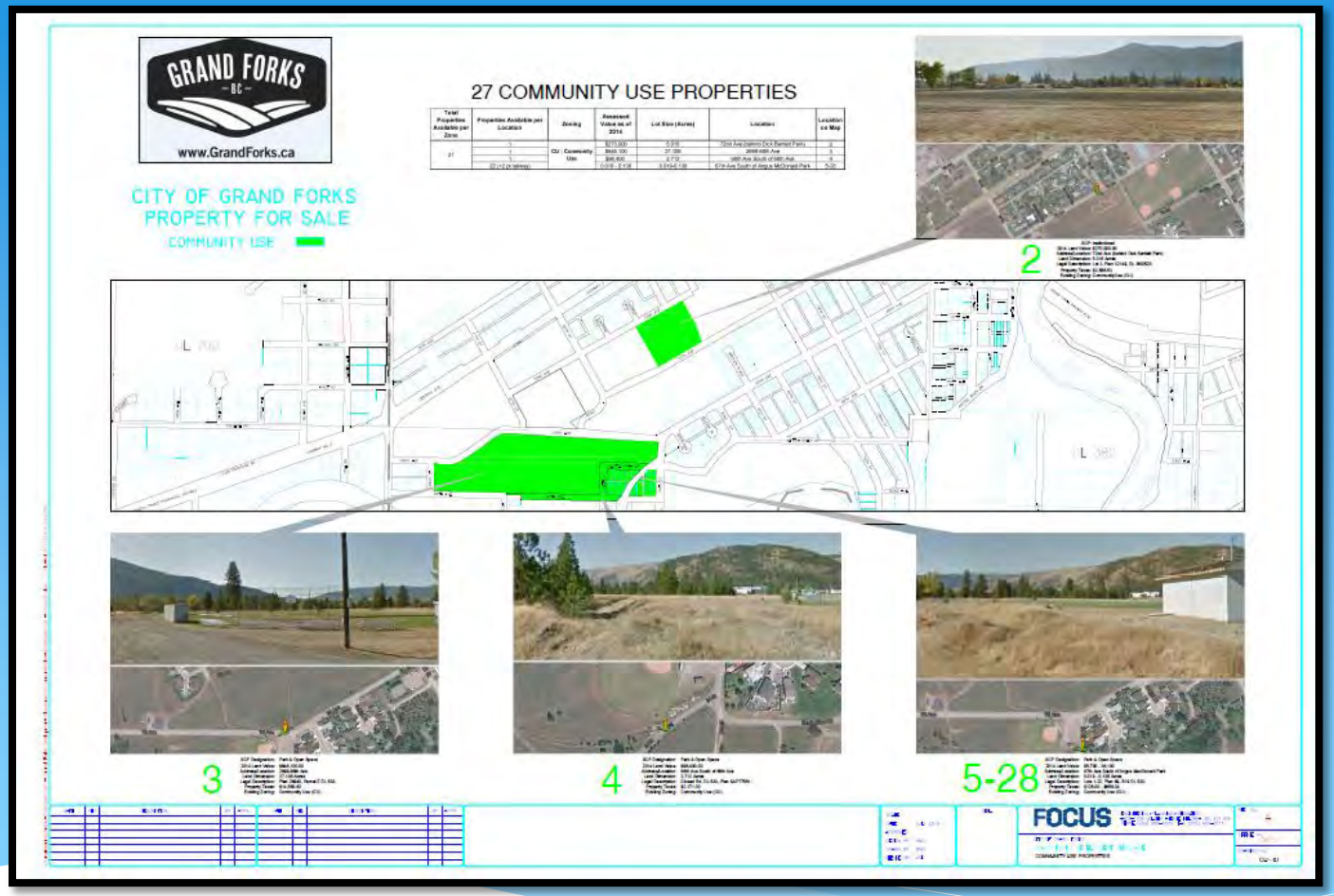
OCP Designation: Lane
2014 Land Value: $17,800.00
Address/ Location: 2nd St (next to Kokomo's)
Land Dimension: 0.03 Acres
Legal Description: Closed Lane Adj to Lot11 B6 Plan 23
Property Taxes: $400.87
Existing Zoning: CC (Commercial Core) Zone

FOCUS

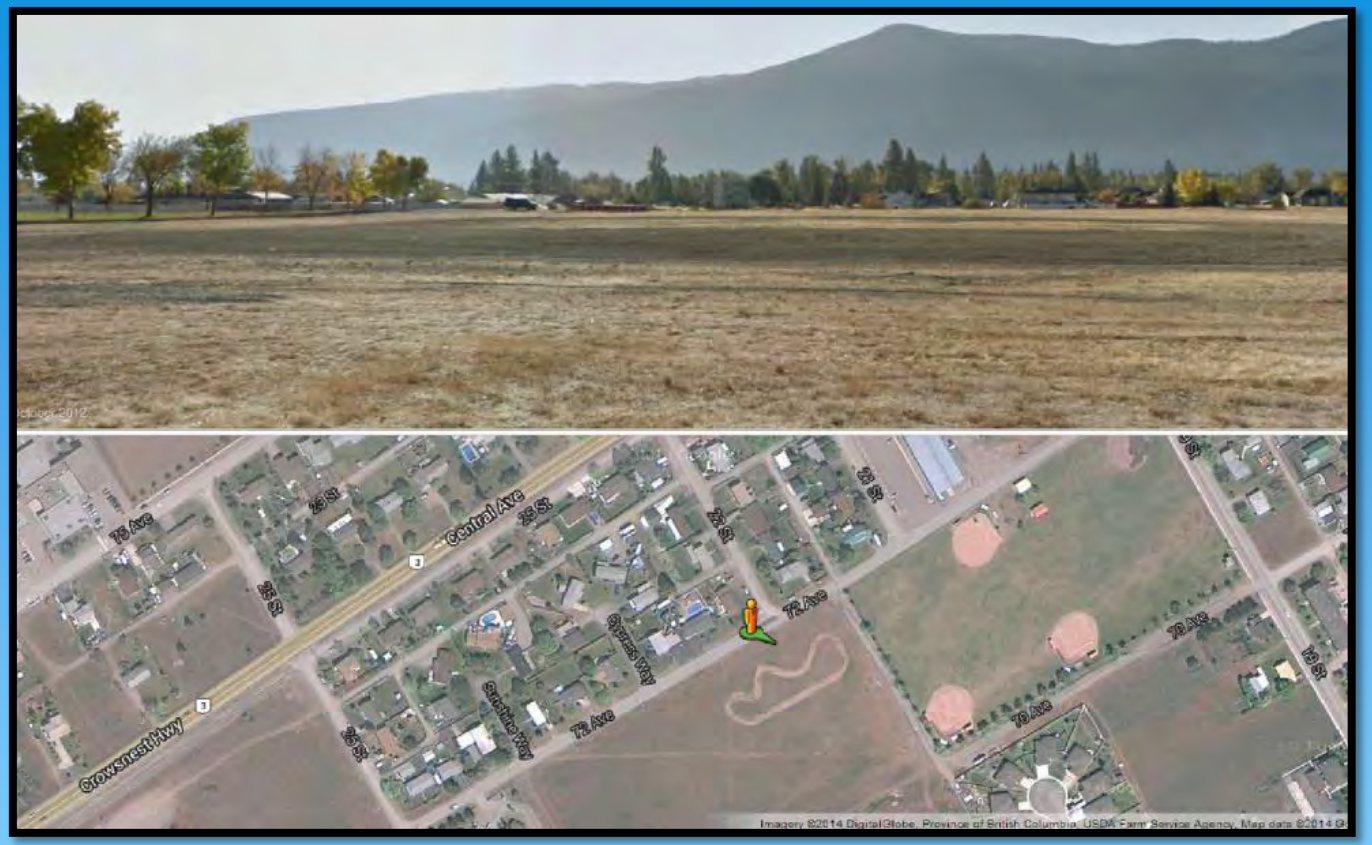

Commercial Properties for Sale in Grand Forks
Prices ranging from: $39,900 to $1,449,000

FOCUS

Community Use



FOCUS



SCP Designation: Institutional
2014 Land Value: $270,000.00
Address/ Location: 72nd Ave (behind Dick Bartlett Park)
Land Dimension: 5.016 Acres
Legal Description: Lot 3, Plan 32149, DL 380/520
Property Taxes: $2,588.63
Existing Zoning: Community (CU) Zone

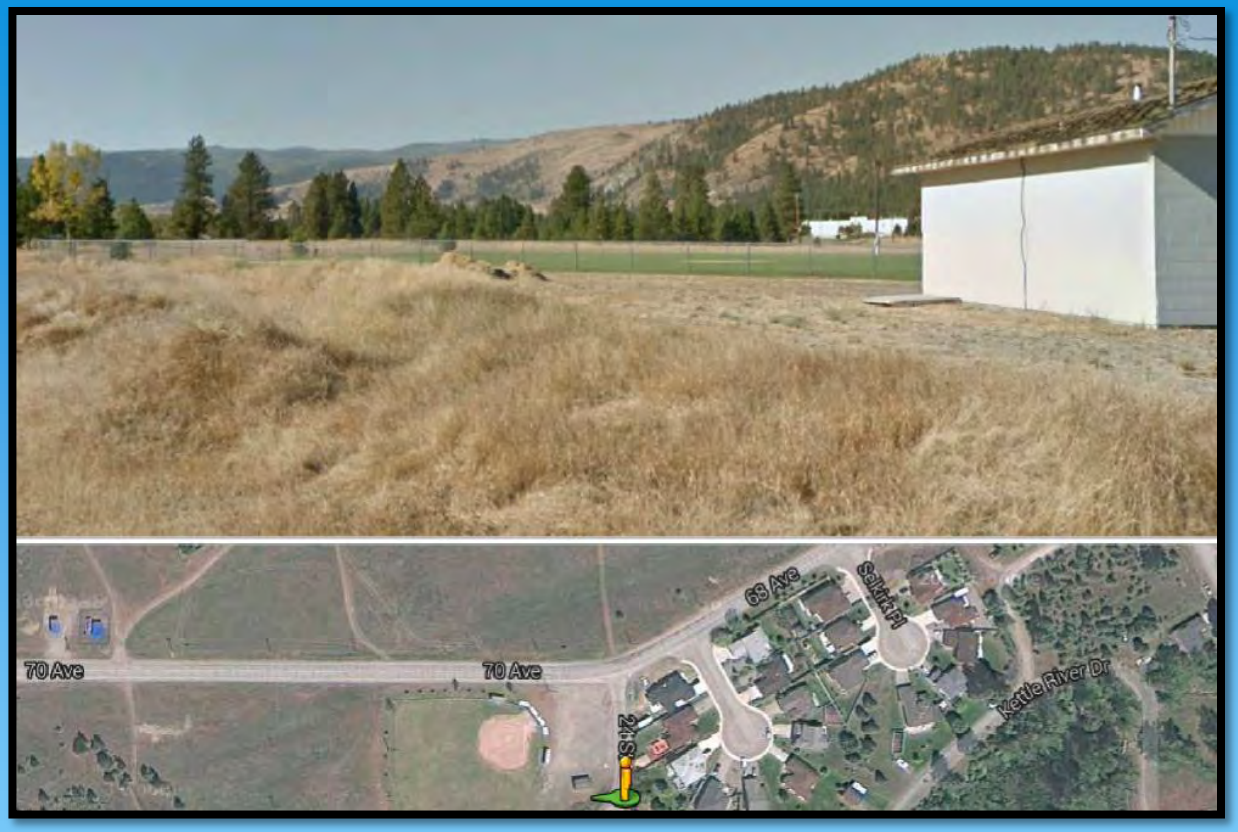
FOCUS

SCP Designation: Park $ Open Space
2014 Land Value: $646,100.00
Address/ Location: 2699- 68th Ave
Land Dimension: 27.108 Acres
Legal Description: Plan 28940, Parcel Z DL 533
Property Taxes: $14,550.62
Existing Zoning: CU (Community Use) Zone

FOCUS

SCP Designation: Park $ Open Space
2014 Land Value: $96,400.00
Address/ Location: 66th Ave. South of 68th Ave
Land Dimension: 2.712 Acres
Legal Description: Closed Rd, DL 533, Plan KAP77581
Property Taxes: $2,171.00
Existing Zoning: CU (Community Use) Zone

FOCUS

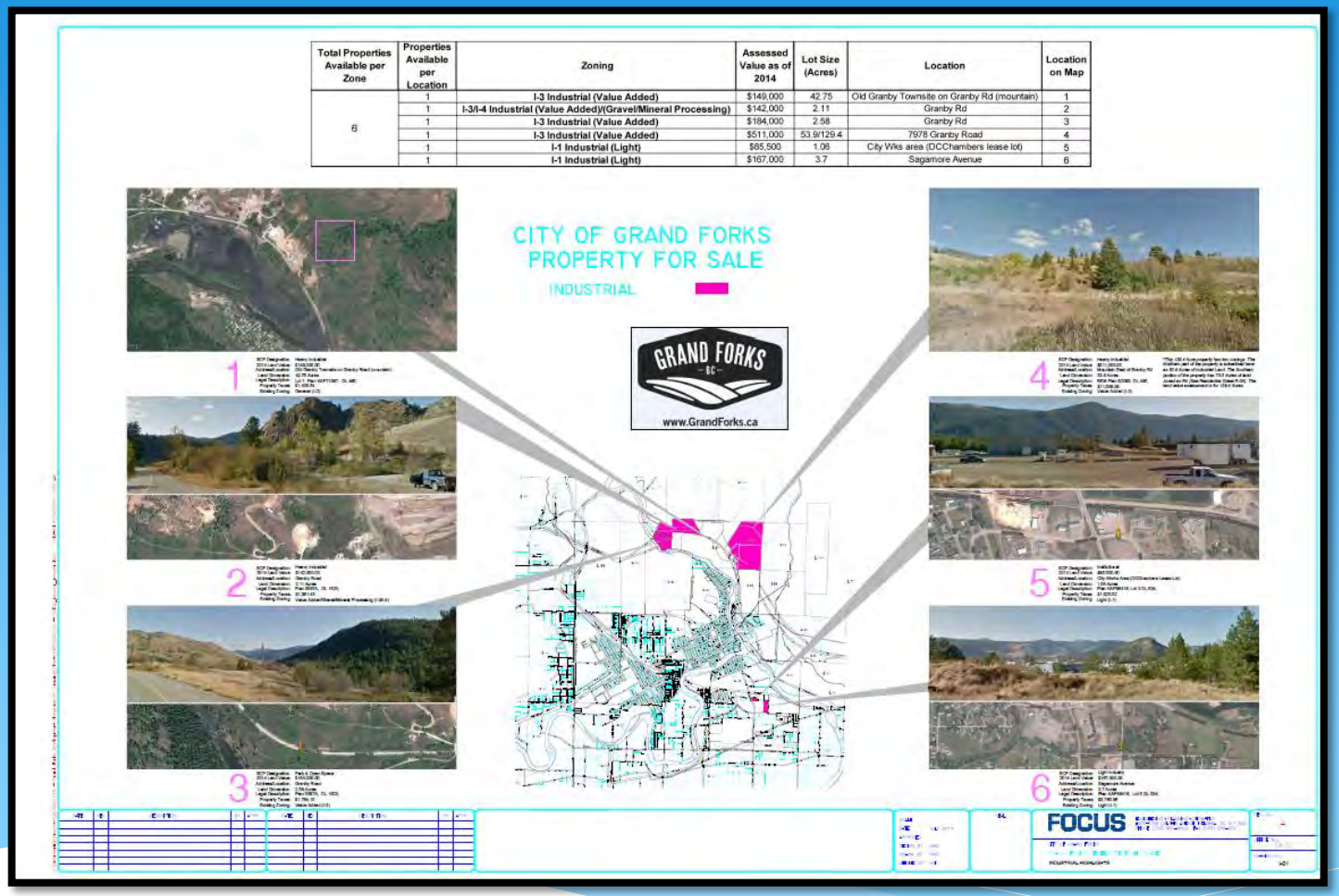


SCP Designation: Park and Open Space
2014 Land Value: $5,700 - $38,100
Address/ Location: 67th Ave South of Angus MacDonald Park
Land Dimension: .019 – .138 Acres
Legal Description: Lots 1-22, Plan 69, B19 DL 533
Property Taxes: $128.00 - $858.04
Existing Zoning: CU (Community Use) Zone

FOCUS

Industrial

Total Properties Available per Zone	Properties Available per Location	Zoning	Assessed Value as of 2014	Lot Size (Acres)	Location	Location on Map
6	1	I-3 Industrial (Value Added)	$149,000	42.75	Old Granby Townsite on Granby Rd (mountain)	1
	1	I-3/I-4 Industrial (Value Added)/(Gravel/Mineral Processing)	$142,000	2.11	Granby Rd	2
	1	I-3 Industrial (Value Added)	$184,000	2.58	Granby Rd	3
	1	I-3 Industrial (Value Added)	$511,000	53.9/129.4	7978 Granby Road	4
	1	I-1 Industrial (Light)	$85,500	1.06	City Wks area (DCChambers lease lot)	5
	1	I-1 Industrial (Light)	$167,000	3.7	Sagamore Avenue	6



FOCUS

Industrial

SCP Designation: Heavy Industrial
2014 Land Value: $149,000.00
Address Location: Old Granby Townsite on Granby Road (mountain)
Land Dimension: 42.75 Acres
Legal Description: Lot 1. Plan KAP71087, DL 495
Property Taxes: $1,428.54
Existing Zoning: I-2 (General) Zone

FOCUS

SCP Designation: Heavy Industrial
2014 Land Value: $142, 000.00
Address/ Location: Granby Road
Land Dimension: 2.11 Acres
Legal Description: Plan 5597A, DL 1623
Property Taxes: $1,361.43
Existing Zoning: I-3/ I-4 (Value Added/ Gravel/ Mineral Processing) Zone

FOCUS

SCP Designation: Park & Open Space
2014 Land Value: $184,000.00
Address/ Location: Granby Road
Land Dimension: 2.58 Acres
Legal Description: Plan 5597A, DL 1623
Property Taxes: $1,764.10
Existing Zoning: I-3 (Value Added) Zone

FOCUS

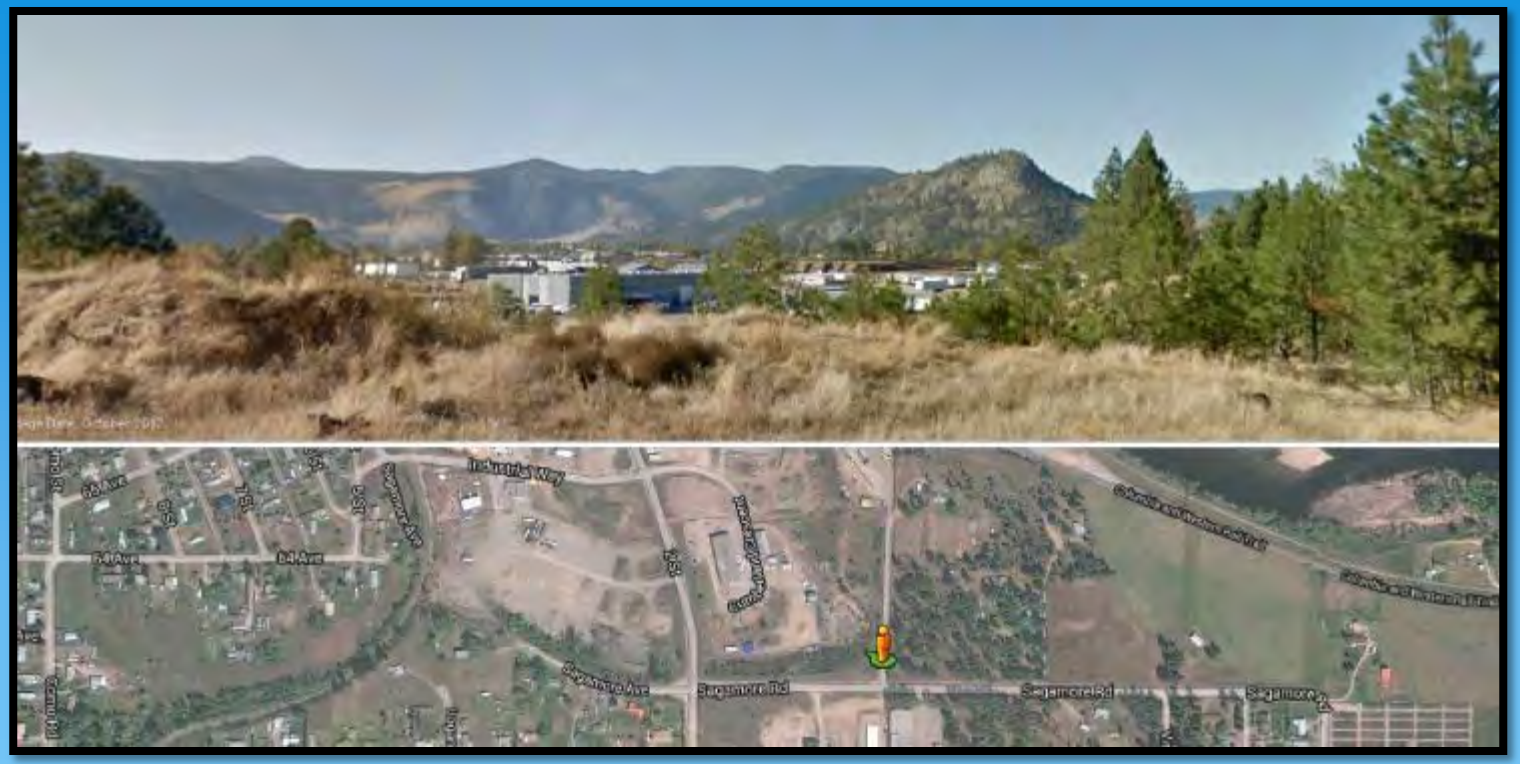
SCP Designation: Heavy Industrial
2014 Land Value: $511,000.00
Address/ Location: Mountain East of Granby Road
Land Dimension: 54.94 Acres
Legal Description: REM Plan B2093, DL 495
Property Taxes: $11,508.08
Existing Zoning: I-3 (Value Added) Zone

FOCUS

*This 129.4 Acre property has two zonings. The Northern part of the property is advertised here as 59.94 Acres of Industrial Land. The Southern portion of the property has 75.52 Acres of land zoned as R4 (See Residential Sheet R-04).

SCP Designation: Institutional
2014 Land Value: $85,500.00
Address/ Location: City Works Area (DC Chambers Lease Lot)
Land Dimension: 1.06 Acres
Legal Description: Plan KAP86416, Lot 3 DL 534
Property Taxes: $1,925.52
Existing Zone: Light (I-1)

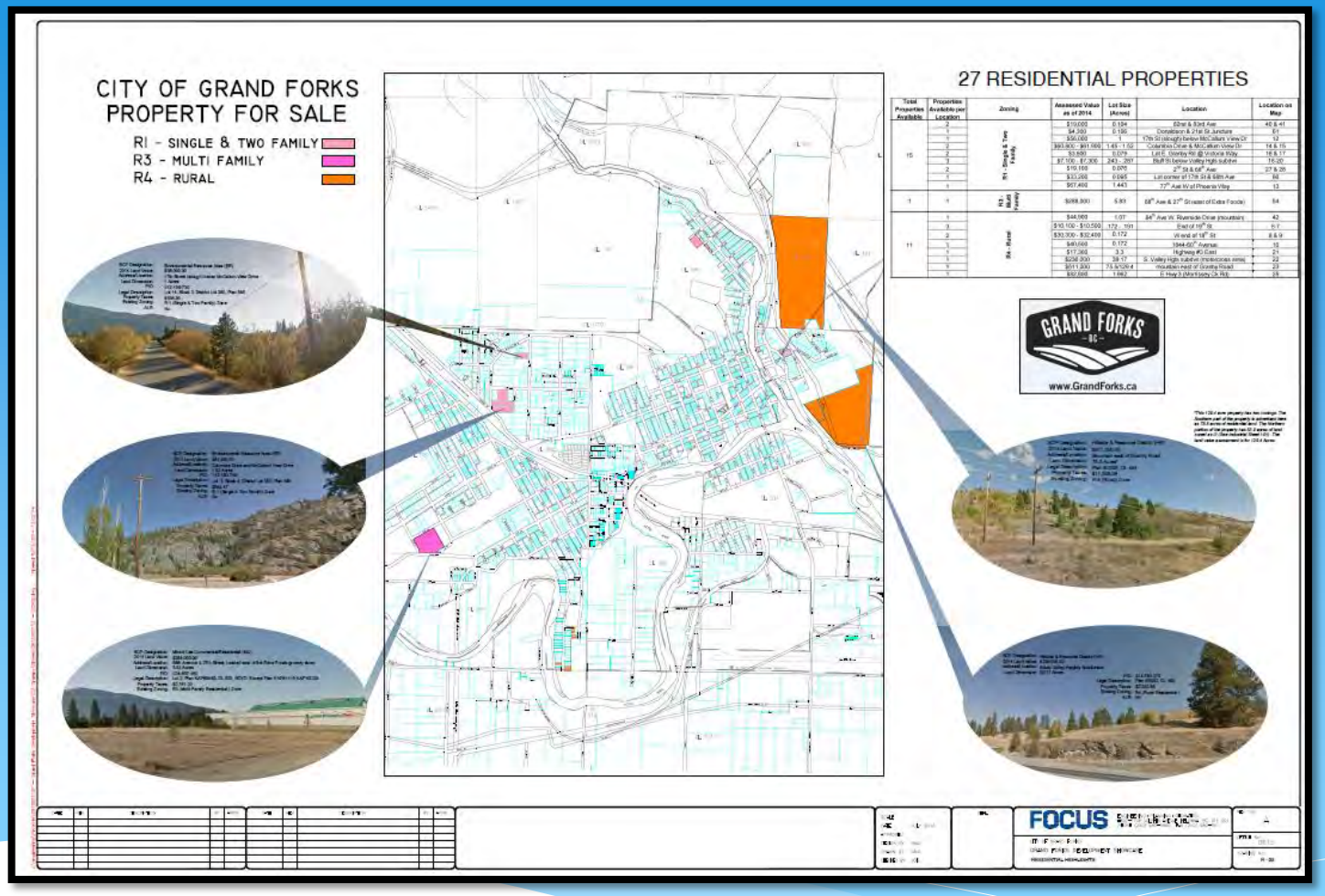
FOCUS



SCP Designation: Light Industry
2014 Land Value: $167,000.00
Address/ Location: Sagamore Avenue
Land Dimension: 3.7 Acres
Legal Description: Plan KAP86416, Lot 5 DL 534
Property Taxes: $3,760.96
Existing Zoning: Light (I-1)

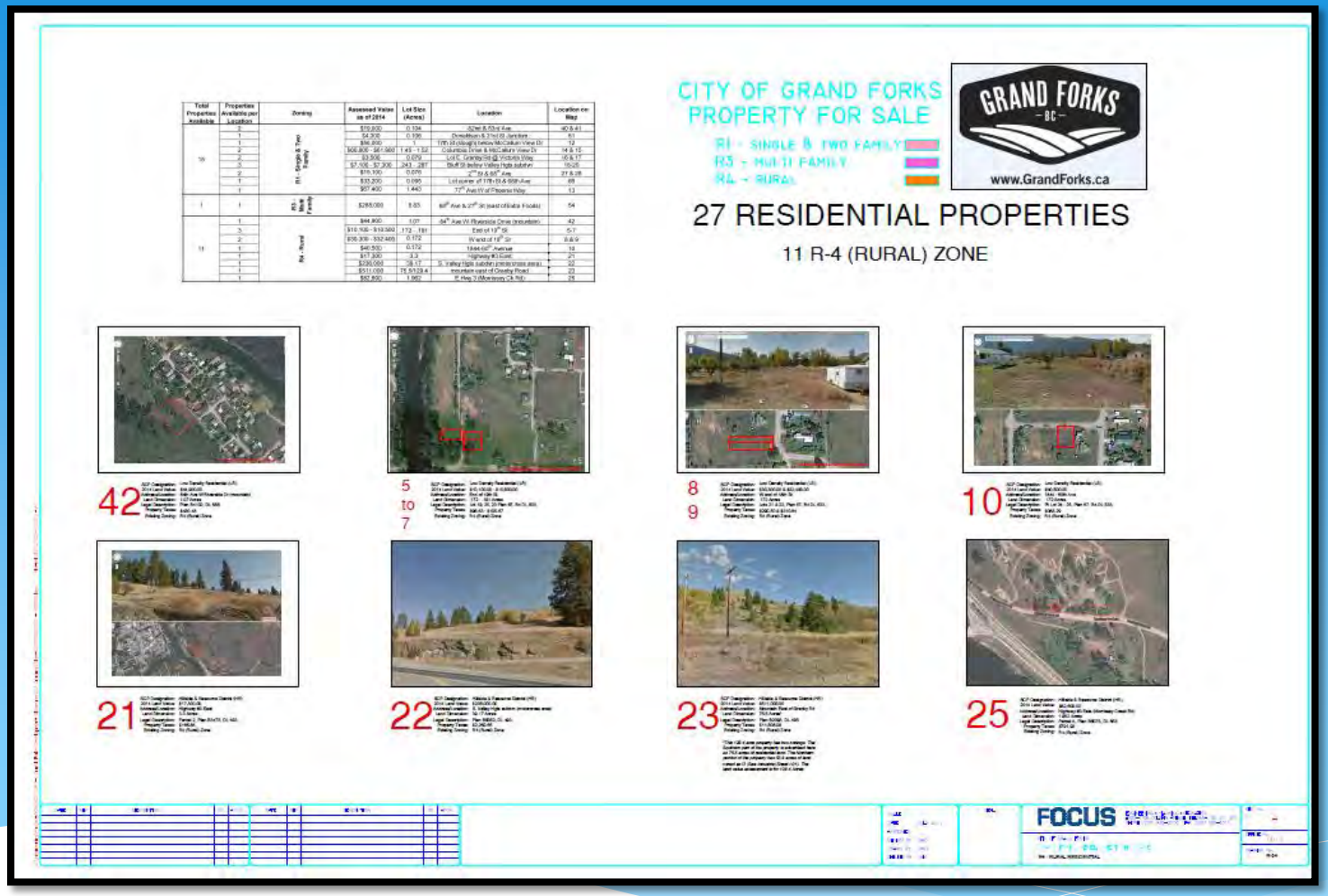
FOCUS

Residential



FOCUS

Residential



FOCUS

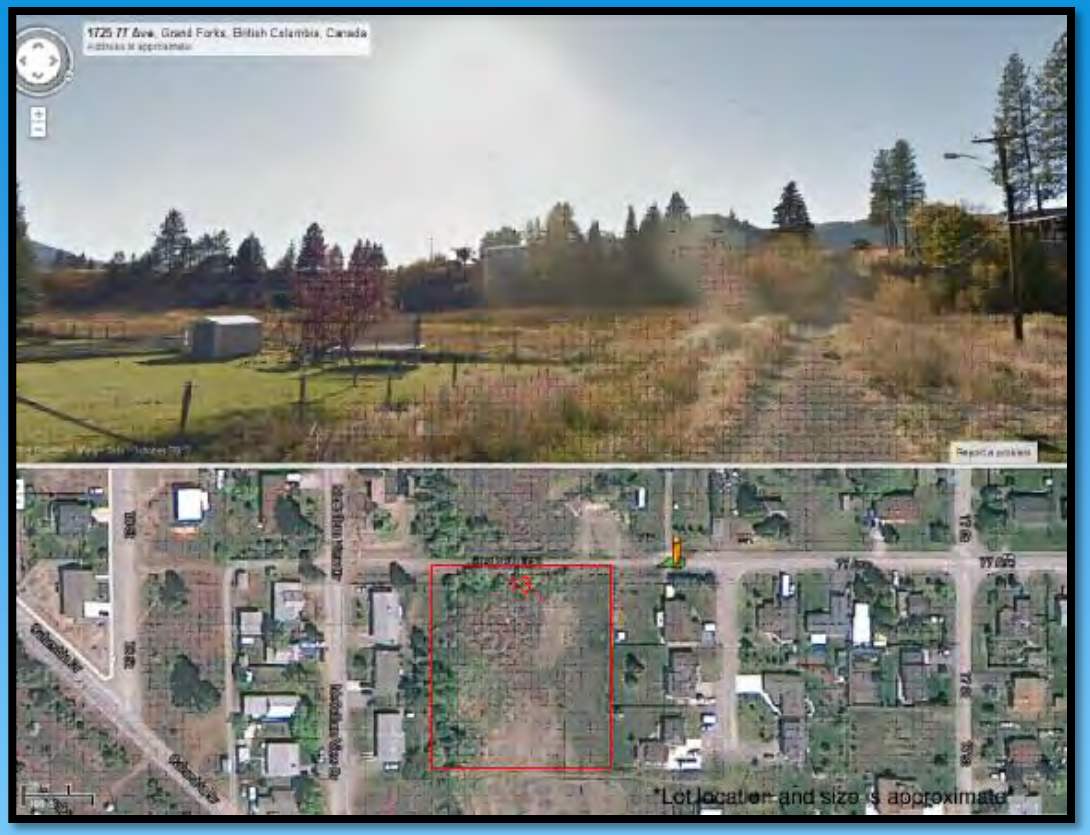
Residential

FOCUS

Residential

SCP Designation: Environmentally Sensitive Area
2014 Land Value: $56,000.00
Address/ Location: 17th St (slough) below McCallum View Dr.
Land Dimension: 1 Acre
Legal Description Lot 14, Plan 586, B3 DL 380
Property Taxes: $536.90
Existing Zoning: R1 (Single & Two Family) Zone

FOCUS

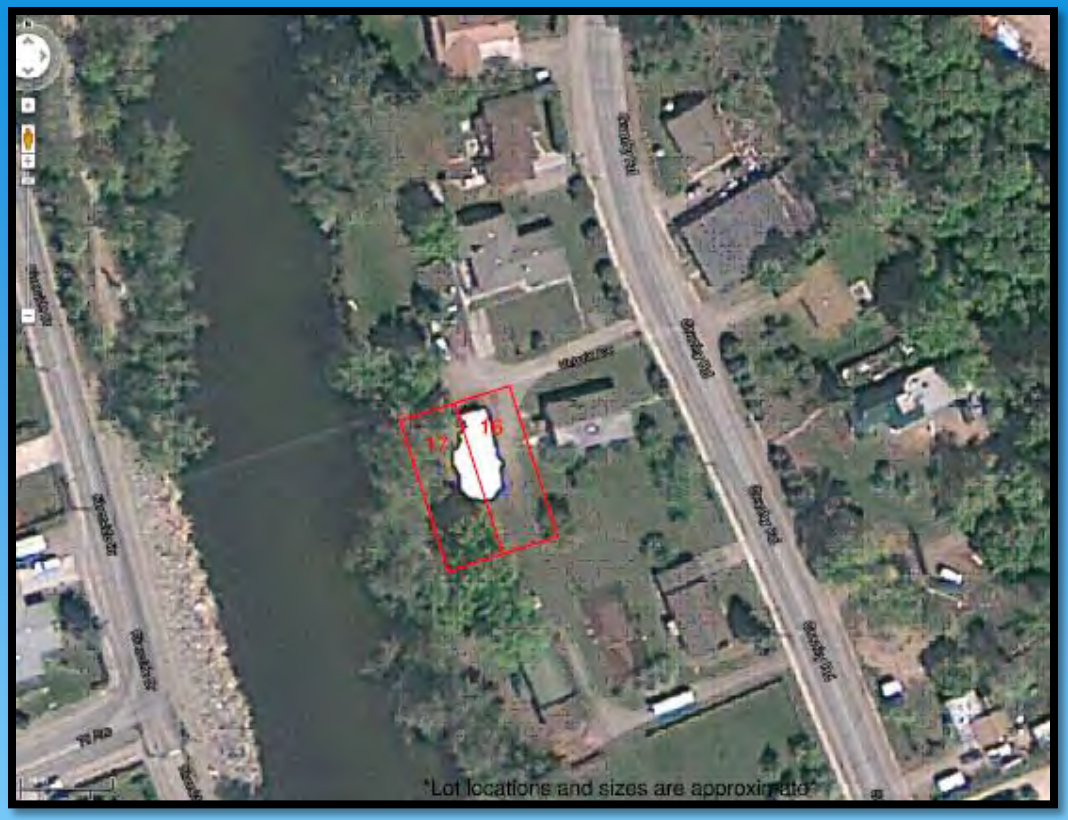


SCP Designation: Environmentally Sensitive (ER)
2014 Land Value: $67,400.00
Address/ Location: 77th Ave W of Phoenix Way
Legal Description: Lot 4, Plan KAP61706, DL 380
Property taxes: $646.20
Existing Zoning: R1 (Single & Two Family) Zone

FOCUS

SCP Designation: Environmentally Sensitive Area
2014 Land Value: $60,800.00 & $61,900.00
Address/ Location: Columbia Dr & McCallum View Dr
Land Dimension: 1.45 & 1.52 Acre
Legal Description: Lot 3 & 4. Plan 586, B4 DL 380
Property taxes: $593.47 & $582.92
Existing Zoning: R1 (Single and Two Family) Zone

FOCUS



SCP Designation: Residential Infill/ Intensification (RI)
2014 Land Value: $3,500.00 ea.
Address/ Location: Lot E. Granby Rd. @ Victoria Way
Land Dimension .079 Acre
Legal Description: Lot 18 & 19, Plan 89, B3 DL 493
Property taxes: $33.56 ea.
Existing Zoning: R1 (Single and Two Family Zone)

FOCUS

SCP Designation: Low Density Residential (LR)
2014 Land Value: $7,100.00 - $7,300.00
Address/ Location: Bluff St below Valley Hgts subdvn
Land Dimension: .243 - .287 Acres
Legal Description: Lot 11-13, Plan 33, B12 DL 493,
Property Taxes: $69.03 - $159.90
Existing Zoning: R1 (Single & Two Family) Zone)

FOCUS

SCP Designation: Low Density Residential (LR)
2014 Land Value: $19,100.00 ea.
Address/ Location: 2nd St & 68th Ave
Land Dimension: .076 Acres
Legal Description: Lot 1 & 2, Plan 36, B12 DL 534
Property Taxes: $183.12 ea.
Existing Zoning: R1 (Single and Two Family) Zone

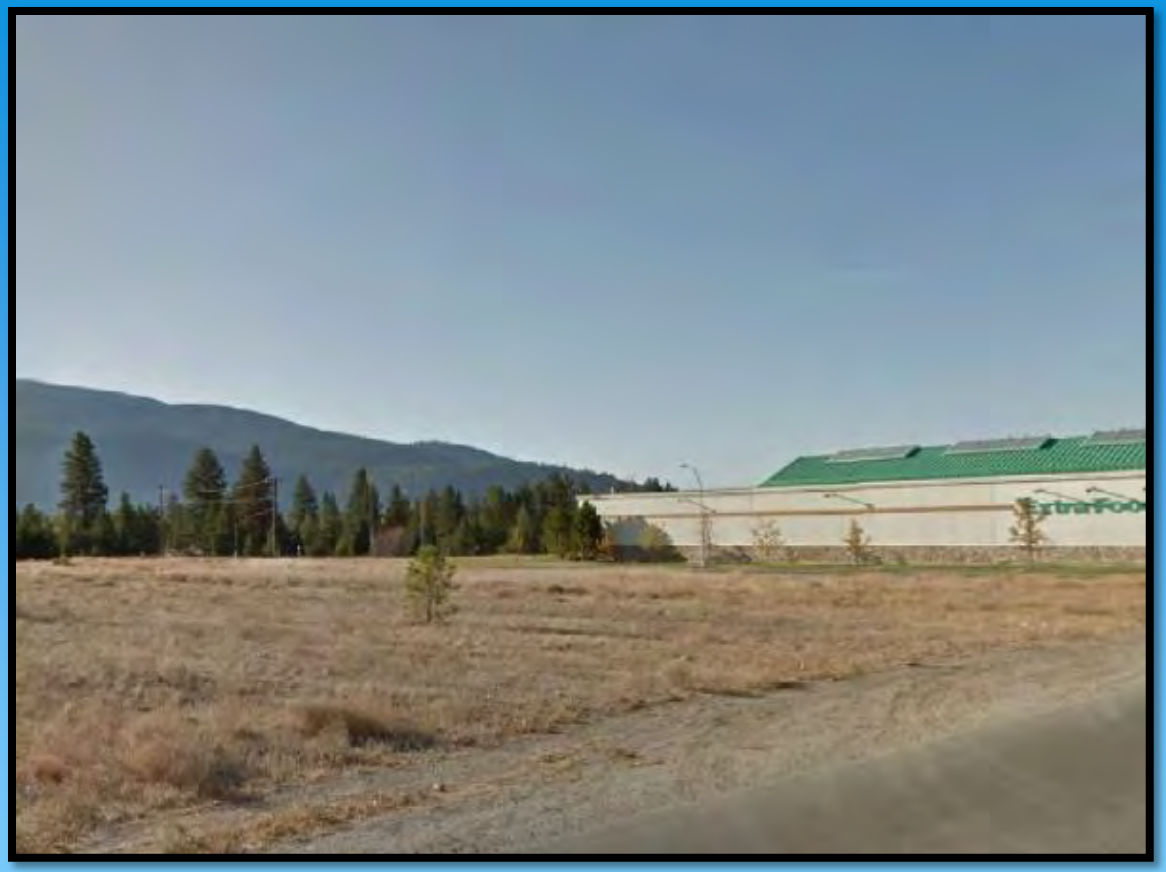
FOCUS

SCP Designation: Low Density Residential (LR)
2014 Land Value: $19,000.00
Address/ Location: N. 82nd Avenue
Land Dimension: .104 Acres
Legal Description: Lot 8, Plan 52, B12 DL 585,
Property Taxes: $182.16
Existing Zoning: R1 (Single & Two Family Zone)

FOCUS

SCP Designation: Low Density Residential (LR)
2014 Land Value: $19,000.00
Address/ Location: S. 83rd Avenue
Land Dimension: .104 Acres
Legal Description: Lot 7 Plan 52, B12, DL 585
Property Taxes: $182.16
Existing Zoning: R1 (Single & Two Family) Zone

FOCUS



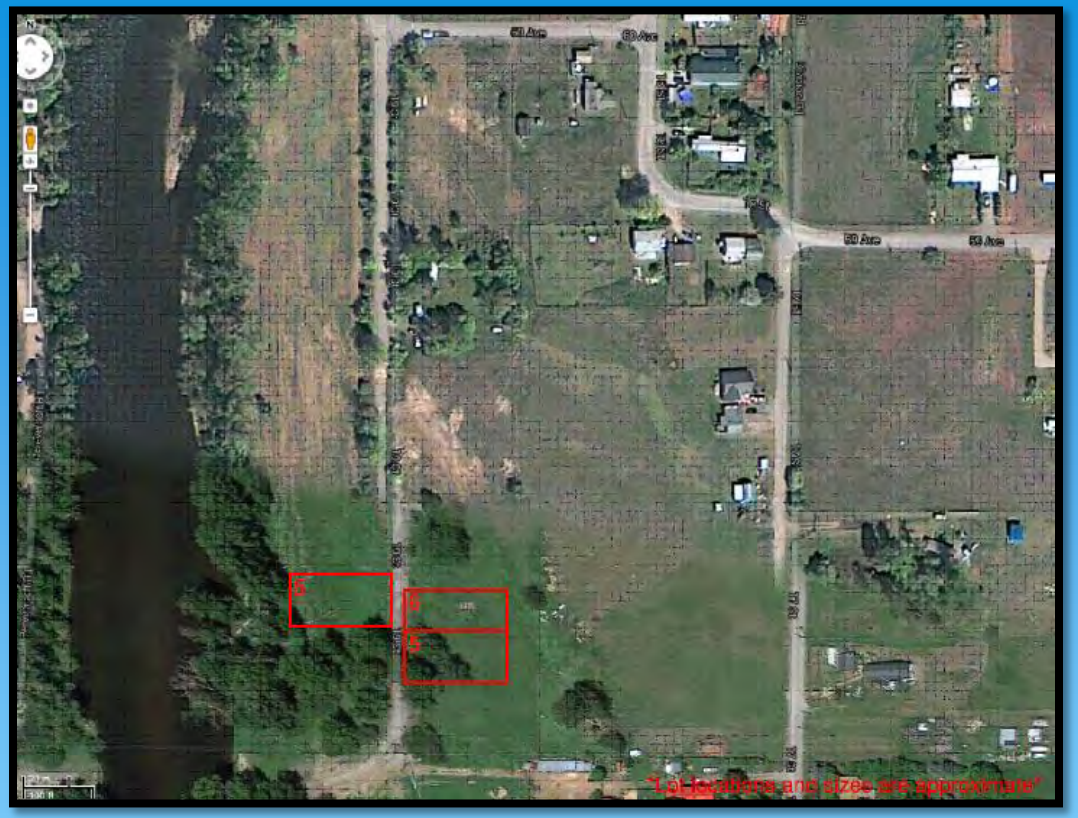
SCP Designation: Mixed Use Commercial/ Residential (MU)
2014 Land Value: $288,000.00
Address/ Location: 68th Ave & 27th St (east of Extra Foods)
Land Dimension: 5.83 Acres
Legal Description: Lot 2, Plan KaP65880, DL 533,
Property Taxes: $2,761.20
Existing Zone: R3 (Multi Family) Zone

SCP Designation: Low Density Residential (LR)
2014 Land Value: $4,300.00
Address / Location: Donaldson & 21st St Juncture
Land Dimension: .106 Acres
Legal Description: Lot 12, Plan 83, B45 DL 520,
Property Taxes: $41.23
Existing Zoning: R1 (Single & Two Family) Zone

FOCUS

SCP Designation: Low Density Residential
2014 Land Value: $33,200.00
Address/ Location: Lot Corner of 17th St & 68th Ave
Land Dimension: 0.095 Acres
Legal Description: Lot 1, Plan 35, B5 DL 380
Property Taxes: $747.69
Existing Zoning: R1 (Single & Two Family) Zone

FOCUS



SCP Designation: Low Density Residential (LR)
2014 Land Value: $10,000.00 - $10,500.00
Address/ Location: End of 19th St.
Land Dimension: .172 - .191 Acres
Legal Description: Lot 19, 20, 23 Plan 67, B4 DL 533,
Property Taxes: $96.83 - $100.67
Existing Zoning: R4 (Rural) Zone

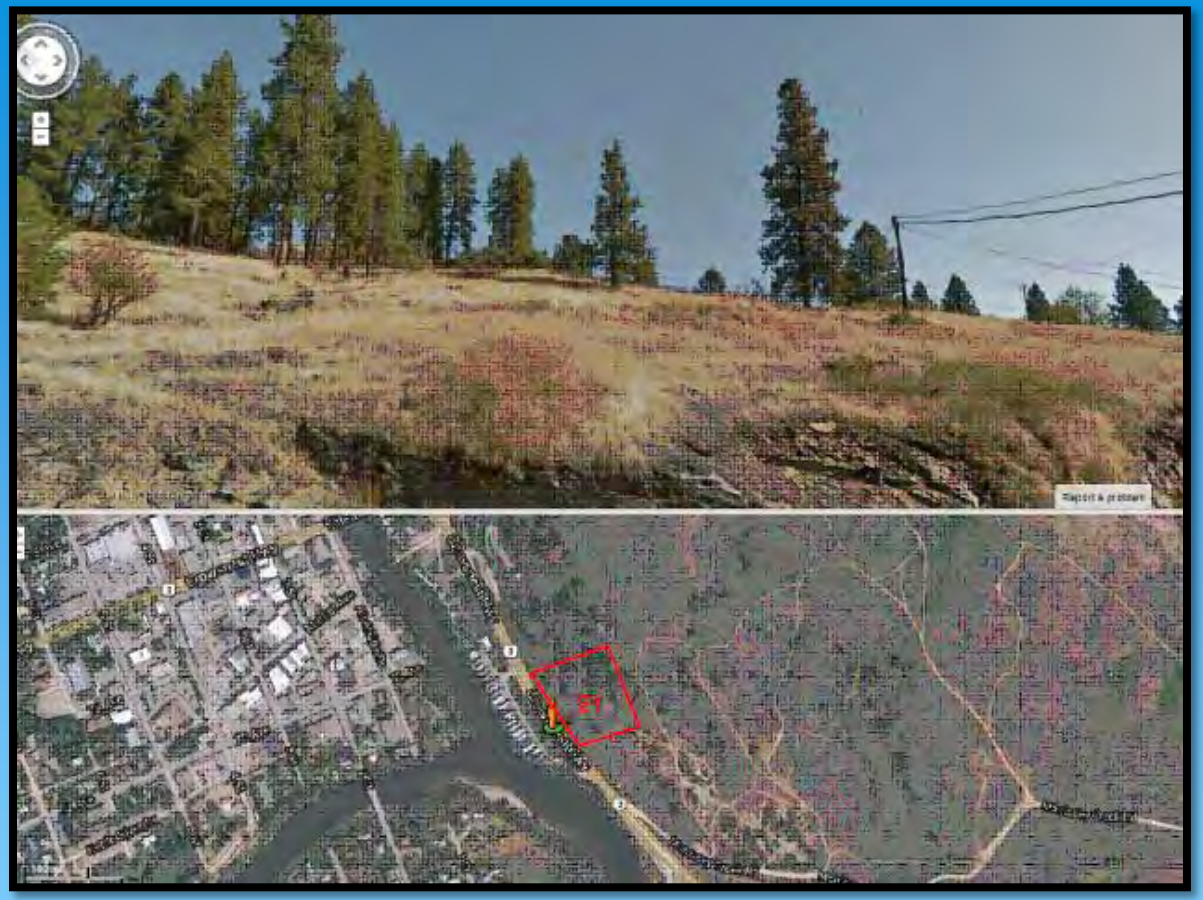
FOCUS

SCP Designation: Low Density Residential (LR)
2014 Land Value: $30,000.00 & $32,400.00
Address/ Location: W end of 18th St.
Land Dimension: .172 Acres
Legal Description: Lots 21 & 22, Plan 67, B4 DL 533
Property Taxes: $290.50 & $310.64
Existing Zoning: R4 (Rural) Zone

FOCUS

SCP Designation: Low Density Residential (LR)
2014 Land Value: $40,500.00
Address/ Location: 1844 – 60th Ave
Land Dimension: .172 Acres
Legal Description: Pt Lot 24 – 25, Plan 67, B4 DL 533
Property Taxes: $388.29
Existing Zoning: R4 (Rural) Zone

FOCUS



SCP Designation: Hillside & Resource District (HR)
2014 Land Value: $17,300.00
Address/ Location: Highway #3 East
Land Dimension: 3.3 Acres
Legal Description: Parcel 2, Plan B3475, DL 493,
Property Taxes: $165.86
Existing Zoning: R4 (Rural) Zone

FOCUS

SCP Designation: Hillside & Resource District
2014 Land Value: $236,000.00
Address/ Location: S. Valley Hgts subdv (motorcross area)
Land Dimension: 39.17 Acres
Legal Description: Plan B5052, DL 493,
Property Taxes: $2,262.65
Existing Zoning: R4 (Rural) Zone

FOCUS

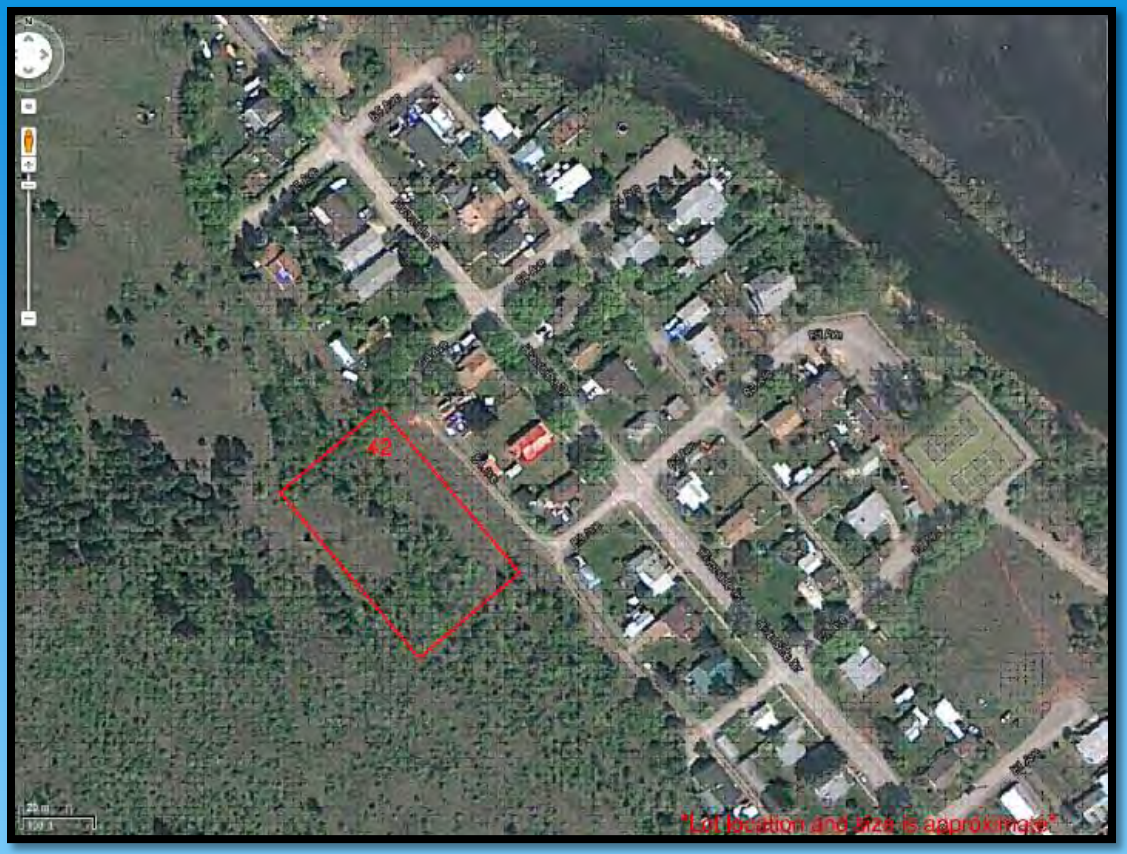
SCP Designation: Hillside & Resource District (HR)
2014 land Value: $511,000.00
Address/ Location: Mountain East of Granby Rd
Land Dimension: 129.4 Acres
Legal Description: Plan B2093, DL 494,
Property Taxes: $11, 508.08
Existing Zoning: R4 (Rural) Zone

FOCUS

*This 129.4 acre property has two zonings. The Southern part of the property is advertised here as 75.52 acres of residential land. The Northern portion of the property has 54.94 acres of land zoned as 13 (See Industrial Sheet I-01).

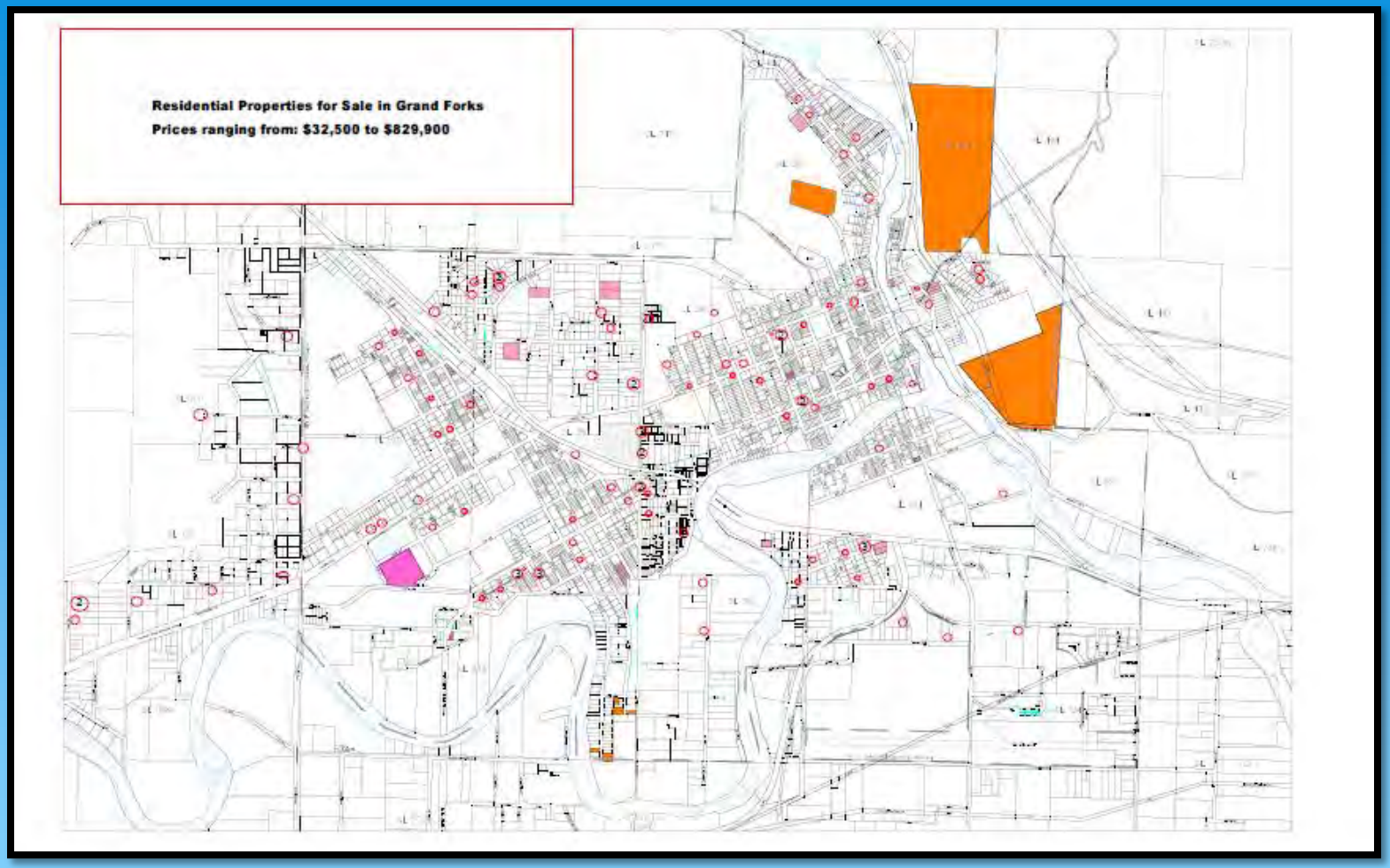
SCP Designation: Hillside & Resource District (HR)
2014 Land Value: $82,600.00
Address/ Location: Highway #3 East (Morrissey Creek Rd)
Land Dimension: 1.962 Acres
Legal Description: Parcel A, Plan B6075, DL 653,
Property Taxes: $791.93
Existing Zone: R4 (Rural) Zone

FOCUS



SCP designation: Low Density Residential (LR)
2014 Land Value: $44,900.00
Address/ Location: 84th Ave W Riverside Dr (mountain)
Land Dimension: 1.07 Acres
Legal Description: Plan B4102, DL 585,
Property Taxes: $430.48
Existing Zoning: R4 (Rural) Zone

FOCUS


Residential Properties for Sale in Grand Forks
Prices ranging from: $32,500 to $829,900

FOCUS