

A good place to be  
**breaking ground.**

Breaking ground on a new business facility? Dig it here.



**KIMBERLEY**

A GOOD PLACE TO BE.



[InvestKimberley.com](http://InvestKimberley.com)

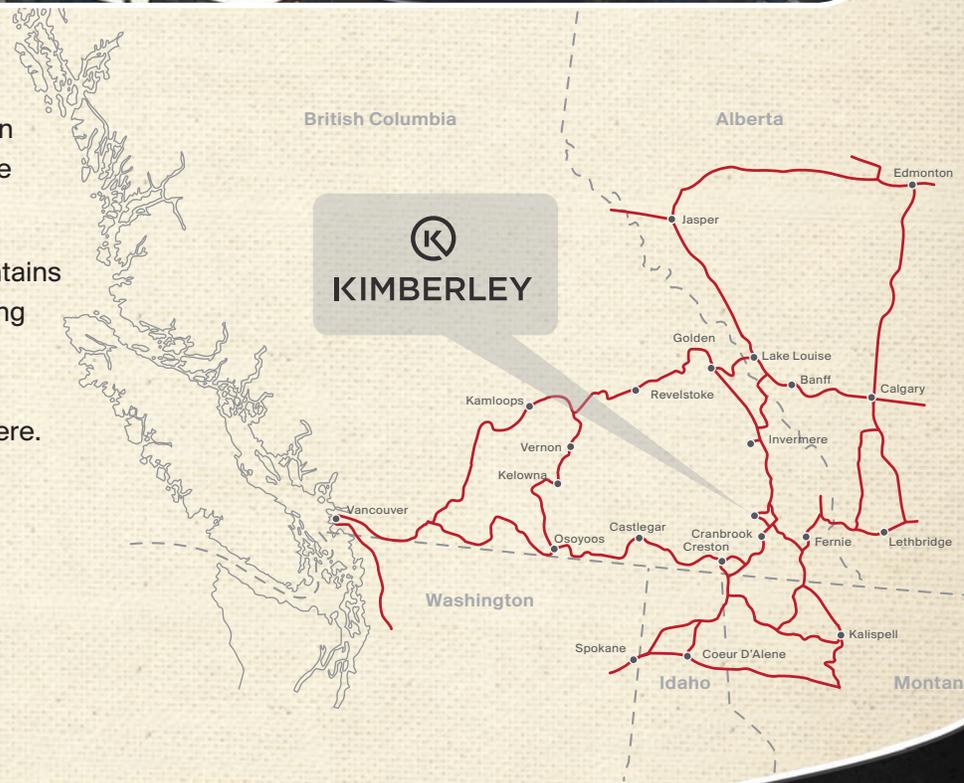
# We're opening doors



Kimberley BC is on the rise. New businesses are opening doors, doors are being installed on new developments, and doors to new ideas are being created.

Located on the sunny side of the Purcell mountains in the East Kootenay region, our future is looking bright. From the industry-leading, Sun Mine solar project to cutting edge, high tech manufacturing businesses – you can build it here.

**Our door is open, is your shovel ready?**



# 505 4th Avenue



- 0.98 Hectares
- Central Townsite location
- Shovel ready
- Currently zoned R2 for single and two-family residential



# 49 Deer Park Avenue



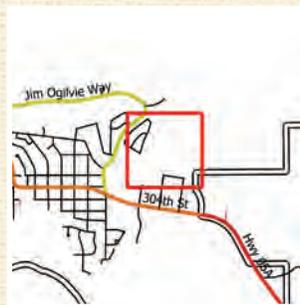
- 0.98 Hectares
- Central downtown location
- Shovel ready
- Zoned R-3A for mixed multi-family residential and commercial



# 200 316th Avenue



- 5.94 Hectares
- Nearby Highway access
- Shovel ready
- Light Industrial land use zoning is in place



# Health Centre



**The perfect space for your medical practice, health or wellness business.**

- 25 Rooms and over 10,000 square feet available
- Co-located in Health Centre Facility with family doctors, physiotherapist, pharmacist, and public health nursing
- Space on the third floor offers ample sunlight and pleasant community views
- Picturesque Cominco Gardens is just across the street, offering beautiful nearby green space
- Long-term lease for \$14/Square foot



# Start digging

(Data from 2016)	Kimberley	Cranbrook	Vancouver	Calgary	Regina
<b>Personal Cost of Living</b>					
<b>Average Housing</b>	\$245,615	\$263,587	\$703,975	\$460,000	\$320,000
<b>Property Taxes</b>	\$2,820	\$2,664	\$3,387	\$2,993	\$2,967
<b>Municipal Utilities</b>	\$807	\$912	\$1000	\$765	\$1,200
<b>Taxes</b>					
<b>Provincial Corporate</b>	11%	11%	11%	12%	12%
<b>Federal Corporate</b>	15%	15%	15%	15%	15%
<b>Sales Tax</b>	12%	12%	12%	5%	11%
<b>Property Taxes (on \$500,000)</b>					
<b>Commercial/Business</b>	\$12,780	\$10,287	\$8,613	\$7,967	\$10,116
<b>Light Industry</b>	\$6,029	\$10,588	\$8,567	\$7,967	\$10,116
<b>Major Industry</b>	N/A	N/A	\$17,904	\$7,967	\$10,116
<b>Development Cost Charges</b>					
<b>Commercial \$/M<sup>2</sup></b>	No DCC	\$21.38	\$27.42	\$12.21 - \$421	\$97.00
<b>Industrial \$/M<sup>2</sup></b>	No DCC	\$7.60	\$100.34	\$8.86 - \$421	\$227.00

## Futures are created, not awaited.

Getting to know Kimberley is an adventure. Discover why Kimberley is comfortable telling it like it is, living it like we're lucky and why it's a good place to be.

- Competitive tax rates and affordable property.
- With clean air, clean water, low crime, a medical clinic and over 20 medical professionals in town, we're a good place to be healthy.
- More than 40 restaurants in town, enough to satisfy the pickiest eaters.
- More than 150 festivals and events throughout the year, so if you're bored, it's your own fault.

Give us a yodel at: 250.427.9668 or email us at [info@investkimberley.com](mailto:info@investkimberley.com)

**“Commercial Property rates are 40% LESS than Vancouver, 22% LESS than Calgary and 11% LESS than towns in BC.”**

*BDO Canada LLP, CKDI Survey June 2017.*





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