

**Village of Pouce Coupe**  
**Expression of Interest (EOI)**  
Disposition of 4709, 51 St. Pouce Coupe (Hart Hotel Property)  
**Closing Date:** October 6, 2026, 4:00 p.m. local time



### **Property Description**

The Village of Pouce Coupe invites Expressions of Interest (EOI) for the acquisition and redevelopment of the Hart Hotel property, located at 4709 51 Street, Pouce Coupe, BC (PID 008-784-281 and associated parcels). The property is currently zoned C2 – Core Commercial and assessed at \$339,400 (2026 BC Assessment).

### **Context**

- The property was acquired by the Village through tax sale in 2023.
- The Village has incurred \$52,137.66 in costs to date for acquisition, fencing, boarding, legal fees, liens, and studies.
- A hazardous materials survey has been completed for the property, and the report can be made available to interested parties upon execution of a non-reliance statement.

### **Submissions**

Interested parties are invited to provide the following in their Expression of Interest:

1. Expression of Interest - Price – The Village wishes for offers to, at a minimum, reimbursement of Village costs incurred to date.
2. Proposed Redevelopment – A short description (2–3 sentences) of the intended redevelopment/use of the site.
3. Commitment to Development – Confirmation of willingness to proceed to redevelopment and a demonstration of an ability to execute plans identified. The Village reserves the right to include an option to repurchase the site at the sale price if no development occurs within two (2) years.

### **Buyer Beware Notice**

- Property is offered on an “as is, where is” basis, may be subject to liens, charges, or other encumbrances as registered on title.
- The Village is aware that a portion of the existing structure on the property may encroach onto an adjacent property. The Village has not completed a formal survey to confirm the extent of this condition.
- The Village is able to provide interested parties copies of reports and relevant property information on file to parties upon execution of a non-reliance statement.
- Purchasers will assume all risks and responsibilities for remediation, demolition, or redevelopment.
- The Village makes no representations or warranties as to the condition of the property.

### **Evaluation**

EOIs will not be scored competitively but will assist Council in determining next steps for disposition. The Village may enter into negotiations with one or more parties following receipt of EOI

## Submission Deadline

EOIs must be received no later than October 6, 2026, 4:00 p.m. (local time) at:

Village of Pouce Coupe

Attention: CAO/ CO

P.O. Box 190, Pouce Coupe, BC V0C 2C0

Email: [dmalkinson@poucecoupe.ca](mailto:dmalkinson@poucecoupe.ca)

Note: This is not a tender or request for proposals and does not commit the Village to acceptance of any expressions received, or to a disposition process generally. The Village reserves the right to accept or reject any or all EOIs and to negotiate terms in accordance with the *Community Charter*.

