

 JLL SEE A BRIGHTER WAY

# 235 FRONT STREET

Tumbler Ridge, BC

INVESTOR OPPORTUNITY

FOR SALE



## Location Overview

235 Front Street is a two-storey retail & office building located in the downtown core of the growing community of Tumbler Ridge, a district municipality in the foothills of the B.C. Rockies in northeastern British Columbia.

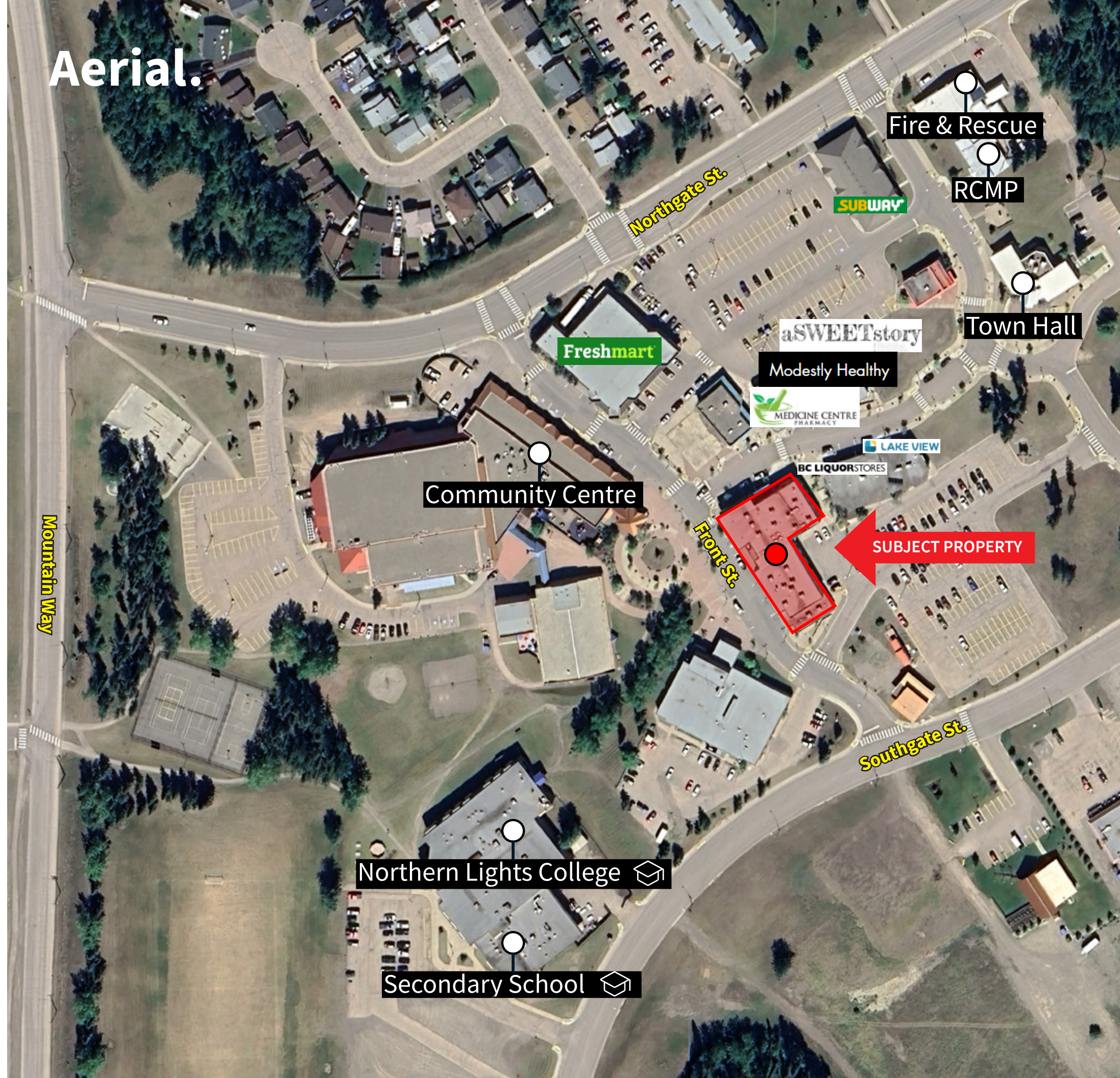
Tumbler Ridge benefits from a growing population and a strong hub for natural resource mining projects, and forestry. The Town's proximity to lakes, rivers, and hiking trails also presents a growing tourism market, with a blend of natural beauty and commercial investment. The community is expected to continue to grow, with an increased demand for office and retail space.

### Property Highlights

- High-yield retail/office building in Northern BC
- Located in the downtown core of Tumbler Ridge with prominent exposure and accessibility
- Close proximity to Freshmart, BC Liquor Stores, the Community Centre and Secondary School
- Well-maintained building on a high-traffic corner
- Potential to retain existing property manager
- Revenue upside with increasing rents and term length with existing tenants

**235 FRONT STREET**  
Tumbler Ridge, BC

VERSATILE PROPERTY SUITABLE FOR  
OWNER-USERS OR INVESTORS



# PROPERTY DETAILS



**CIVIC ADDRESS**  
235 FRONT STREET  
TUMBLER RIDGE, BC



**ZONING**  
C-1 - TOWN CENTRE



**LOT SIZE**  
18,278 SF



**BUILDING SIZE**  
23,583 SF



**LEASABLE AREA**  
GROUND FLOOR 12,632 SF  
SECOND FLOOR 10,951 SF



**YEAR BUILT**  
1984



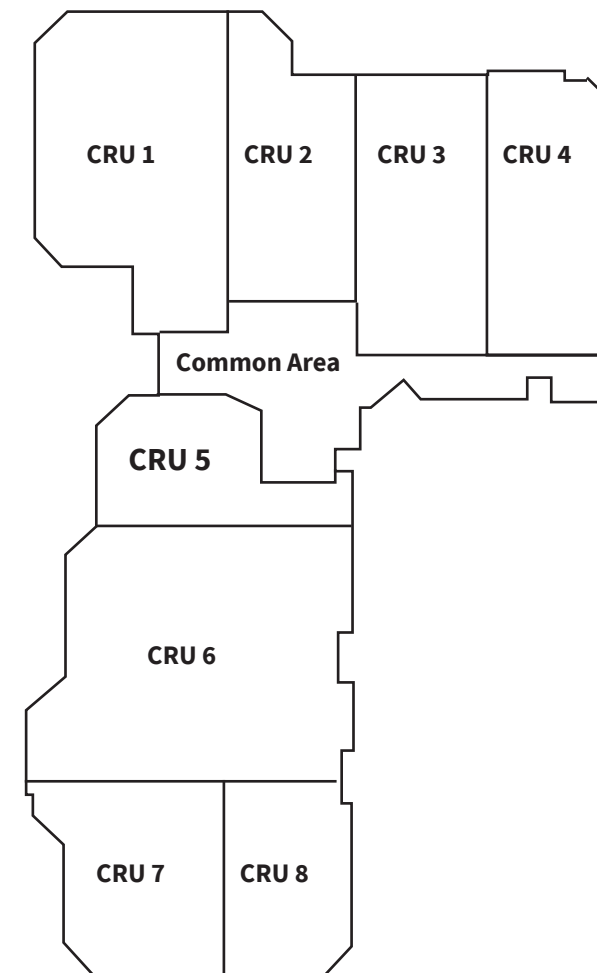
**In-Place NOI**  
\$ 338,897



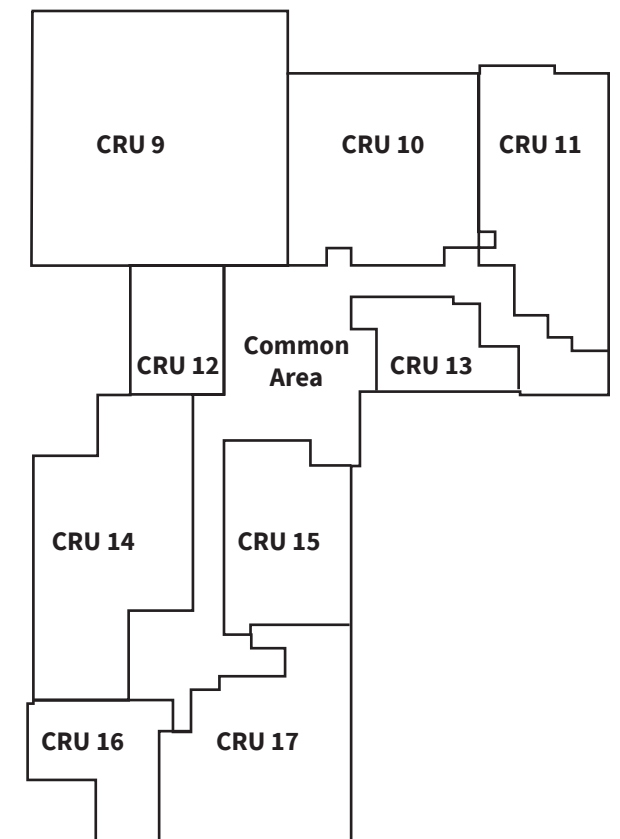
**ASKING PRICE**  
\$ 3,250, 000

# SITE PLAN

12,632 SF  
**FIRST FLOOR**



10,951 SF  
**SECOND FLOOR**



- Unit 1, 3, 4 - Vacant
- Unit 2 - MLA Office
- Unit 5 - Northern Lights College
- Unit 6 - Canada Post
- Unit 7 - Food User
- Unit 8 - Hub International
- Unit 9-13 - Conuma Coal
- Unit 14-15 - Government Services
- Unit 16-17 - LaPrairie Crane



**LAPRAIRIE**



1.



2.



3.



4.



5.



6.

# SITE PHOTOS



1. Photo #1: Ground Floor;

2. Photo #2: Ground Floor entrance

3. Photo #3: First Floor cafe seating area

4. Photo #4: Ground Floor, restaurant kitchen;

5. Photo #5: Exterior

6. Photo #6: Second Floor Reception



Trevor Thomas\*  
Senior Vice President  
+1 604 319 0553  
trevor.thomas@jll.com

Jack Voykin\*  
Associate Vice President  
+1 604 628 4330  
jack.voykin@jll.com

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