

# FOR SALE

Monterey Rd,  
Prince George, BC



Develop 40-1 Acre fully serviced  
Residential lots in desirable  
Valleyview

**\$2,595,000**

Clint Dahl, PREC\*, REALTOR® 250.981.2070 |  
clint@clintdahl.ca

Royal LePage® Aspire Realty, Brokerage  
1625 4th Ave, Prince George, BC  
Independently Owned & Operated

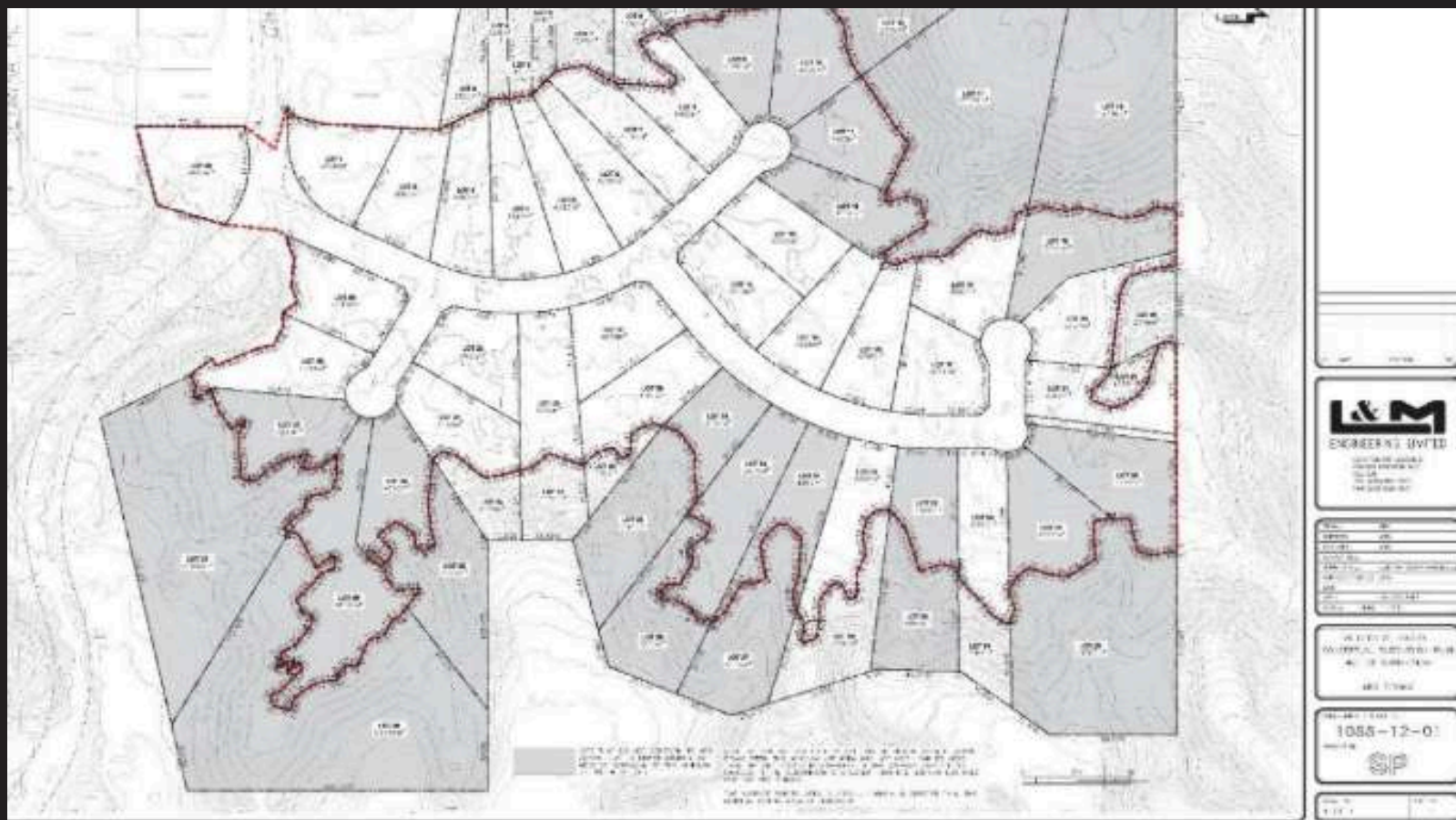
\* PREC - Personal Real Estate Corporation

# PROPERTY OVERVIEW

## Property Features

- Large-scale residential development opportunity in Prince George
- Potential to develop 40 one-acre fully serviced residential lots
- Located in the highly desirable Valleyview neighbourhood
- Zoned RS2 – Residential, supporting low-density residential development
- Large parcel offering subdivision and phased development potential
- Surrounded by natural greenbelt providing privacy and scenic views
- Strong demand area considered one of the best neighbourhoods in Prince George

# PROPERTY PHOTOS



# LOCATION MAP



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# AERIAL VIEWS



# ADDITIONAL INFO

## TITLE SEARCH PRINT

File Reference: C. DAHL  
Declared Value \$998695

2022-03-10, 16:03:33  
Requestor: Prince George Royal LePage

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

<b>Land Title District</b> Land Title Office	PRINCE GEORGE PRINCE GEORGE
<b>Title Number</b> From Title Number	CA8566952 FB487900
<b>Application Received</b>	2020-11-13
<b>Application Entered</b>	2020-11-17
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	1270290 B.C. LTD., INC.NO. BC1270290 4182 15TH AVENUE PRINCE GEORGE, BC V2M 1V8
<b>Taxation Authority</b>	Prince George, City of
<b>Description of Land</b> Parcel Identifier: Legal Description:	015-258-360 THE SOUTH WEST 1/4 OF DISTRICT LOT 4028 CARIBOO DISTRICT EXCEPT PLANS H226 26531 PGP37520 PGP40312 PGP41662 29887 AND EPP42339
<b>Legal Notations</b>	THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE CA3786052  HERETO IS ANNEXED EASEMENT CA6412205 OVER LOT 83 PLAN 24401  THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA6457706  THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL ACT SEE PG35788

# ADDITIONAL INFO

## TITLE SEARCH PRINT

File Reference: C. DAHL

Declared Value \$998695

2022-03-10, 16:03:33

Requestor: Prince George Royal LePage

### Charges, Liens and Interests

Nature: STATUTORY RIGHT OF WAY  
Registration Number: P13687  
Registration Date and Time: 1980-04-28 11:48  
Registered Owner: CITY OF PRINCE GEORGE  
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY  
Registration Number: PE17129  
Registration Date and Time: 1991-06-26 12:31  
Registered Owner: CITY OF PRINCE GEORGE  
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY  
Registration Number: PE17130  
Registration Date and Time: 1991-06-26 12:32  
Registered Owner: CITY OF PRINCE GEORGE  
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY  
Registration Number: CA4247441  
Registration Date and Time: 2015-02-24 10:58  
Registered Owner: CITY OF PRINCE GEORGE  
Remarks: PART IN PLAN EPP42678

Nature: EASEMENT  
Registration Number: CA6412203  
Registration Date and Time: 2017-10-31 13:14  
Remarks: PART IN PLAN EPP70889; APPURTENANT TO LOTS 6-12  
PLAN EPP68896

Nature: COVENANT  
Registration Number: CA6412204  
Registration Date and Time: 2017-10-31 13:14  
Registered Owner: CITY OF PRINCE GEORGE

Nature: EASEMENT  
Registration Number: CA6412206  
Registration Date and Time: 2017-10-31 13:14  
Remarks: APPURTENANT TO LOT 18 PLAN EPP68896

Nature: COVENANT  
Registration Number: CA6412207  
Registration Date and Time: 2017-10-31 13:14  
Registered Owner: CITY OF PRINCE GEORGE

# ADDITIONAL INFO

## TITLE SEARCH PRINT

File Reference: C. DAHL  
Declared Value \$998695

2022-03-10, 16:03:33

Requestor: Prince George Royal LePage

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CA6412208
Registration Date and Time:	2017-10-31 13:14
Registered Owner:	CITY OF PRINCE GEORGE
Remarks:	PART IN PLAN EPP70061

Nature:	MORTGAGE
Registration Number:	CA8566954
Registration Date and Time:	2020-11-13 10:03
Registered Owner:	534170 B.C. LTD. INCORPORATION NO. BC0534170
Remarks:	INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

# LAND DESCRIPTION

PROPERTY IDENTIFICATION	
Civic Address	Monterey Rd, Prince George, BC
Legal Description	DL4028 Part SE 1/4, Except Plan 26531
PIDs	015-258-378
Site Size	150 Acres
2021 Taxes	\$3842.16

# POTENTIAL PROFORMA

Land Purchase Price		\$	2,595,000.00
Sewer Costs		\$	1,559,100.00
Road Costs 400m	\$3858/m	\$	1,543,070.00
Watermain	40 lots	\$	757,710.00
Remaining Development costs	40 lots	\$	1,400,159.00
<b>Total Cost</b>		<b>\$</b>	<b>7,860,039.00</b>
Cost per lot		\$	196,500.98
Average Sale Price per lot		\$	350,000.00
Sale Proceeds		\$	14,000,000.00
<b>Net on lots</b>		<b>\$</b>	<b>6,139,961.00</b>



# ZONING

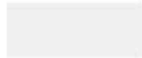
City of Prince George Zoning Bylaw No. 7850, 2007 - CONSOLIDATED

Amending Bylaws	<b>10.2</b>	<b>RS2, RS2m: Single Residential</b>	<b>RS2</b>
	<b>10.2.1</b>	<p><b>Purpose</b></p> <p>The purpose of this zone is to foster an urban lifestyle on properties larger than 500 m<sup>2</sup>. The zone also provides for complementary residential related uses that are compatible with the residential character of the area. Areas designated RS2m provide for manufactured housing.</p>	
	<b>10.2.2</b>	<p><b>Principal Uses</b></p> <ul style="list-style-type: none"> <li>• community care facility, minor</li> <li>• housing, manufactured only in RS2m</li> <li>• housing, single detached</li> </ul>	<p><b>Bylaw 8896</b> <b>Bylaw 8656</b></p>
	<b>10.2.3</b>		<p><b>Secondary Uses</b></p> <ul style="list-style-type: none"> <li>• bed &amp; breakfast</li> <li>• home business 1</li> <li>• home business 2</li> <li>• home business 3 only in HBO</li> <li>• secondary dwelling</li> <li>• secondary suite only in single detached housing</li> </ul>
	<b>10.2.4</b>	<p><b>Subdivision Regulations</b></p> <ol style="list-style-type: none"> <li>1. The minimum lot width is 15.0 m.</li> <li>2. The minimum lot area is 500 m<sup>2</sup>.</li> <li>3. The maximum lot area is 0.2 ha.</li> </ol>	
<p><b>Bylaw 8896</b> <b>Bylaw 9041</b></p> <p><b>Bylaw 8256</b></p> <p><b>Bylaw 8896</b> <b>Bylaw 9041</b></p> <p><b>Bylaw 8896</b> <b>Bylaw 9041</b></p> <p><b>Bylaw 8896</b> <b>Bylaw 9041</b> <b>Bylaw 8896</b> <b>Bylaw 9041</b></p>	<b>10.2.5</b>	<p><b>Regulations for Principal Development</b></p> <ol style="list-style-type: none"> <li>1. The maximum residential density is one principal dwelling and one secondary suite per lot.</li> <li>2. The maximum site coverage is 40%.</li> <li>3. The maximum height is 10.0 m.</li> <li>4. The maximum number of storeys is 2.5.</li> <li>5. The minimum front yard is 4.5 m.</li> <li>6. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. Where there is no direct vehicular access from a highway or lane to the rear yard or to a garage or carport, one side yard shall be at least 4.5 m.</li> <li>7. The minimum rear yard is 6.0 m.</li> <li>8. The minimum setback between principal buildings on the site is 3.0 m.</li> </ol>	
	<b>10.2.6</b>	<p><b>Regulations for Accessory Development</b></p> <ol style="list-style-type: none"> <li>1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90 m<sup>2</sup>.</li> <li>2. The maximum height is 5.0 m, except it is 7.0 m for carriage housing.</li> <li>3. The minimum front yard is 4.5 m.</li> <li>4. The minimum interior side yard is 1.2 m, except it is 1.5 m for carriage and cottage housing.</li> <li>5. The minimum exterior side yard is 3.0 m.</li> <li>6. The minimum rear yard is 1.2 m, except it is 1.5 m for carriage and cottage housing.</li> </ol>	
	<b>10.2.7</b>	<p><b>Other Regulations</b></p> <ol style="list-style-type: none"> <li>1. <b>Note:</b> In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and</li> </ol>	

Document Number: 551445

# ZONING

City of Prince George Zoning Bylaw No. 7850, 2007 - CONSOLIDATED



screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

Document Number: 551445

# PRELIMINARY COST ESTIMATE



## VALLEYVIEW HEIGHTS - 40 LOT SUBDIVISION (AR3 ZONING)

### PRELIMINARY COST ESTIMATE - August 11th, 2017

Updated Costing 2025

DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	AMOUNT	Quantity	Price per unit	Total
<b>Section 1 - General</b>							
1.1 Mobilization and Demobilization	LS	1	\$60,000.00	\$60,000.00	1	60000	60000
1.2 Environmental Control Measures	LS	1	\$40,000.00	\$40,000.00	1	40000	40000
<b>Section 2 - Surface Works</b>							
2.1 Clearing and Grubbing	ha	4.00	\$30,000.00	\$120,000.00	4	40000	160000
2.2 Stripping	m <sup>2</sup>	40,000	\$2.00	\$80,000.00	6000	15.57	93420
2.3 Excavation to Embankment	m <sup>3</sup>	15,000	\$10.00	\$150,000.00	15000	17.35	260250
2.4 Select Granular Subbase Gravels (Minimum 700mm Thickness)	m <sup>3</sup>	12,000	\$21.00	\$252,000.00	8400	43.72	367248
2.5 Intermediate Graded Base (Minimum 150mm Thickness)	m <sup>3</sup>	12,000	\$14.00	\$168,000.00	2400	65.48	157152
2.6 Class 1 Asphalt Concrete - Minimum 65mm Thickness	m <sup>2</sup>	12,000	\$30.00	\$360,000.00	12000	30	360000
2.7 Gravel Shouldering	lm	1,500	\$30.00	\$45,000.00	1500	30	45000
<b>Section 3 - Storm Sewer</b>							
3.1 French Drain (0.3m Wide x 0.3m Depth)	lm	1,750	\$10.00	\$17,500.00	1750	12	21000
3.2 Recharge Chambers	ea.	4	\$25,000.00	\$100,000.00	4	25000	100000
3.3 Concrete Headwalls - Langley HW 14-15 / with Energy dissipator Headwall Structure	ea.	2	\$5,500.00	\$11,000.00	2	6875	13750
<b>Section 4 - Onsite Sanitary Sewer</b>							
4.1 Sanitary Sewer Mains - a) 200mm Dia. SDR 35 PVC Sanitary Main	lm	844	\$250.00	\$211,000.00	844	525	443100
4.2 Sanitary Service: 100mm Dia. SDR 35	lm	684	\$60.00	\$41,040.00	684	515	352260
4.3 Manholes: a) 1050mm dia. Barrel	Vm	23	\$900.00	\$20,700.00		inc	
4.4 Manholes: b) 1050mm dia. Frames, Lids, Covers & Bases	ea.	9	\$1,800.00	\$16,200.00		inc	
<b>Section 5 - Offsite Sanitary Sewer Connection</b>							
5.1 Sanitary Sewer Mains - 200mm Dia. SDR 35 PVC Sanitary Main	lm	1,350	\$250.00	\$337,500.00	1350	525	708750
5.2 Manholes: a) 1050mm dia. Barrel	Vm	28	\$900.00	\$25,200.00		inc	
5.3 Manholes: b) 1050mm dia. Frames, Lids, Covers & Bases	ea.	14	\$1,800.00	\$25,200.00		inc	
5.4 Below Creek Augering (Guide Drill and Casing Pipe)	ea.	1	\$55,000.00	\$55,000.00	1	55000	55000
<b>Section 6 - Watermain</b>							
6.1 Watermain: a) 250mm Dia. C-900 Class 150 SDR 18 Watermain	lm	852	\$250.00	\$213,000.00	852	575	489900
6.2 Gate Valves and Assembly: a) 250mm Dia Gate valve and assembly	ea.	6	\$2,500.00	\$15,000.00		inc	
6.3 Hydrant Assembly (Including Valve & Tee)	ea.	3	\$9,500.00	\$28,500.00		inc	
6.4 Blowoff Assembly	ea.	3	\$2,200.00	\$6,600.00		inc	
6.5 Water Service: a) Main - 100mm Dia. Copper	lm	678	\$55.00	\$37,290.00	678	395	267810
6.6 Water Service: b) Water Service Accessories	ea.	40	\$900.00	\$36,000.00		inc	
<b>Section 7 - Electrical</b>							
7.1 Overhead Utility Poles - HydroTeus/Shaw	ea.	15	\$10,000.00	\$150,000.00	15	10000	150000
7.2 City Standard Street Lights	ea.	19	\$9,000.00	\$171,000.00	19	9000	171000
<b>Section 8 - Miscellaneous</b>							
8.1 Connection to Existing Water Main	ea.	1	\$4,000.00	\$4,000.00	1	4000	4000
8.2 Connection to Existing Sanitary Main	ea.	1	\$4,000.00	\$4,000.00	1	4000	4000
8.3 Class 25kg Rock Rip-Rap	m <sup>3</sup>	120	\$50.00	\$6,000.00	120	65	7800
8.4 Hydraulic Seeding	m <sup>2</sup>	18,000	\$0.50	\$9,000.00	18000	0.65	11700
8.5 Bollards	ea.	4	\$800.00	\$3,200.00	4	1000	4000
				<b>SUBTOTAL</b>			\$ 4,347,140.00
				<b>+ 10% ENGINEERING</b>	10%		\$ 434,714.00
				<b>TOTAL =</b>			\$ 4,781,854.00
				<b>+ 10% CONTINGENCY =</b>	10%		\$ 478,185.40
				<b>CONSTRUCTION COST ESTIMATE =</b>			\$ 5,260,039.40
				<b>LOT YIELD =</b>		40	
				<b>CONSTRUCTION COST PER LOT =</b>			\$ 131,500.99

based on .15m depth 20m<sup>3</sup> per hour removed from property based on Arrow Transport.



Clint Dahl, PREC, REALTOR®  
250.981.2070 | clint@clintdahl.ca

Clint Dahl is a Prince George area expert, offering over 15 years of relevant, firsthand real estate experience. He is a dedicated Commercial Real Estate professional providing his long-standing clients with exceptional resources and a best-in-class experience in Central and Northern BC. His areas of expertise include Industrial, Commercial, Vacant Land, Land Developments, Multi-Family and Retail Space. He serves and maintains strong and lasting relationships with his clients ranging from top Fortune 500 companies to small and upcoming businesses.

His deep understanding of the market and opportunities provides his clients critical advisory expertise across all asset types, including valuation for investment analysis, due diligence for office, industrial, retail properties and land transactions, feasibility and market rental studies, opinions of value and portfolio management. He has negotiated numerous lease and sale transactions continually ranked as one of the top producers including ranking 3rd in BC for 2024 and 8th Nationally in 2024 out of over 22,000 agents in the Royal LePage network.

Prior to joining Royal LePage Commercial, Clint served as Chairman of the Board at Initiatives PG and was on the Board of Directors of the Prince George Chamber of Commerce, both dedicated to the economic development of the Prince George area. Clint has earned top honors as a Royal LePage professional for the past 5 years including a 10-year Service Excellence Award. He studied at the College of New Caledonia. Dedicated to continued learning, he is currently completing his Certified Commercial Investment Member (CCIM) designation. Clint lives in Prince George with his wife and their 4 children. On their leisure time, they can be found on horseback, taking part in Cattle Penning competitions (frequently called "cow chasing").

What others say about him:

"He knows how to keep deals together when things start coming off the rails"

"Understands how to work with municipalities and governing bodies to push projects forward"

"I welcome his ability to be able to get creative and think outside the box when needed in putting deals together"

"I appreciate his straight forwardness. He has talked me out of a few deals that in hindsight, I am really glad he did"

CLINT DAHL

# About Us

Leverage Royal LePage Commercial's incredible growth & market presence!

Royal LePage Commercial professionals meet criteria for knowledge, experience and performance, providing credible, quality representation you can rely on. They engender a culture of collaboration where knowledge, information and resources are developed and discreetly shared between large urban centres and smaller markets, coast-to-coast.

This partnership mentality is further extended to their respected industry associates, all with the goal of collaborating to meet unique client needs. Whatever your Commercial Real Estate need, Royal LePage Commercial delivers - wherever you are, or wherever you need to be!

## Royal LePage: A brand that stands for high-quality service.

For 110 years, Royal LePage REALTORS® have been helping Canadians buy and sell their homes and supporting the communities where they live and work.

### MOMENTUM AND GROWTH



**+20,000**

REALTORS®  
coast to coast

### INCREDIBLE REACH



royallepage.ca

**60**

MILLION  
annual visits/year\*

### STRONG HERITAGE



**110**

YEARS  
of success in  
Canadian real estate

### THE VOICE OF CANADIAN REAL ESTATE

**#1**  
**+7.6**

BILLION  
media impressions†

We are the  
**MOST QUOTED**  
real estate brand!

### A CULTURE OF GIVING BACK



**\$41**

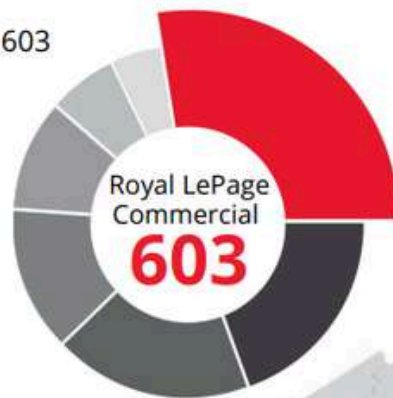
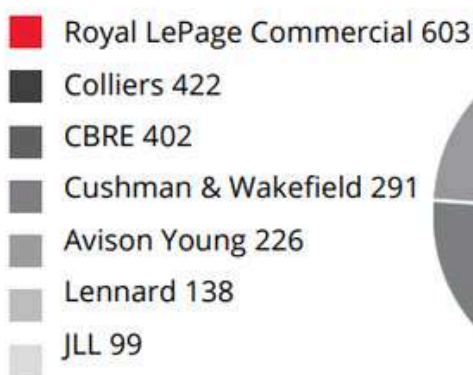
MILLION  
raised for the  
Royal LePage  
Shelter Foundation‡



# The Royal LePage Commercial Advantage

- LePage Commercial REALTORS® understand the commercial real estate landscape, have access to a national professional referral network, and provide their clients with sound, expert advice. They are committed to delivering the results you need.
- The largest and fastest growing commercial brokerage in Canada with over 500 REALTORS®
- Commercial analytics, marketing & communications and collaboration.
- Expertise in commercial sales, leasing, sale of business, industrial, agricultural, land development, multi-family and specialty use.

## Number of brokers\*



170 locations across Canada



## Growth percentage†

