

**13,000 sq ft**

Ideal for storage, logistics, distribution, or light industrial users requiring functional space with rail adjacency.



FOR SALE

**990 FIRST AVENUE**

Prince George, BC

**\$1,400,000**

OFFERING MEMORANDUM



**Clint Dahl, PREC, REALTOR®**  
250.981.2070 | [clint@clintdahl.ca](mailto:clint@clintdahl.ca)

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

# Property Features

- 13,124 sq ft total space (mix of heated and unheated)
- Functional warehouse layout with multiple sections
- Includes warehouse, office, storage, and loading areas
- Rail siding adjacent to property (major industrial advantage)
- Loading and central loading dock area
- Ideal for retail, showroom, boutique, or service-based businesses
- Flexible layout suitable for a variety of industrial users
- Ideal for logistics, storage, distribution, or service businesses
- Ability to accommodate different tenant needs (flexible ownership)



PROPERTY PHOTOS

# LOCATION MAP



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AERIAL VIEWS



**TITLE SEARCH PRINT**

File Reference: C. DAHL  
Declared Value \$925000

2026-04-07, 09:43:09

Requestor: Prince George Royal LePage

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

<b>Land Title District</b>	PRINCE GEORGE
Land Title Office	PRINCE GEORGE
<b>Title Number</b>	CA8887148
From Title Number	CA816313
<b>Application Received</b>	2021-03-31
<b>Application Entered</b>	2021-04-06
<b>Registered Owner in Fee Simple</b>	
Registered Owner/Mailing Address:	0709128 B.C. LTD., INC.NO. BC1286952 29391 SIMPSON ROAD ABBOTSFORD, BC V4X 1H9
<b>Taxation Authority</b>	Prince George, City of
<b>Description of Land</b>	
Parcel Identifier:	005-549-761
Legal Description:	PARCEL A DISTRICT LOT 343 CARIBOO DISTRICT PLAN 29245 EXCEPT PLANS 30916 AND 31924
<b>Legal Notations</b>	NONE
<b>Charges, Liens and Interests</b>	
Nature:	COVENANT
Registration Number:	O23034
Registration Date and Time:	1979-07-06 15:59
Registered Owner:	HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
Remarks:	LAND REGISTRY ACT SECTION 24A
Nature:	COVENANT
Registration Number:	O23035
Registration Date and Time:	1979-07-06 15:59
Registered Owner:	CITY OF PRINCE GEORGE
Remarks:	LAND REGISTRY ACT SECTION 24A

ADDITIONAL INFO

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<b>Duplicate Infeasible Title</b>	NONE OUTSTANDING
<b>Transfers</b>	NONE
<b>Pending Applications</b>	NONE

# LAND DESCRIPTION

<b>PROPERTY IDENTIFICATION</b>	
Civic Address	990 First Avenue, Prince George, BC
Legal Description	Parcel A District Lot 343 Cariboo District Plan 29245 Except Plans 30916 and 31924
PIDs	005-549-761
Gross Building Area	13,124 sq ft
Zoning	M2

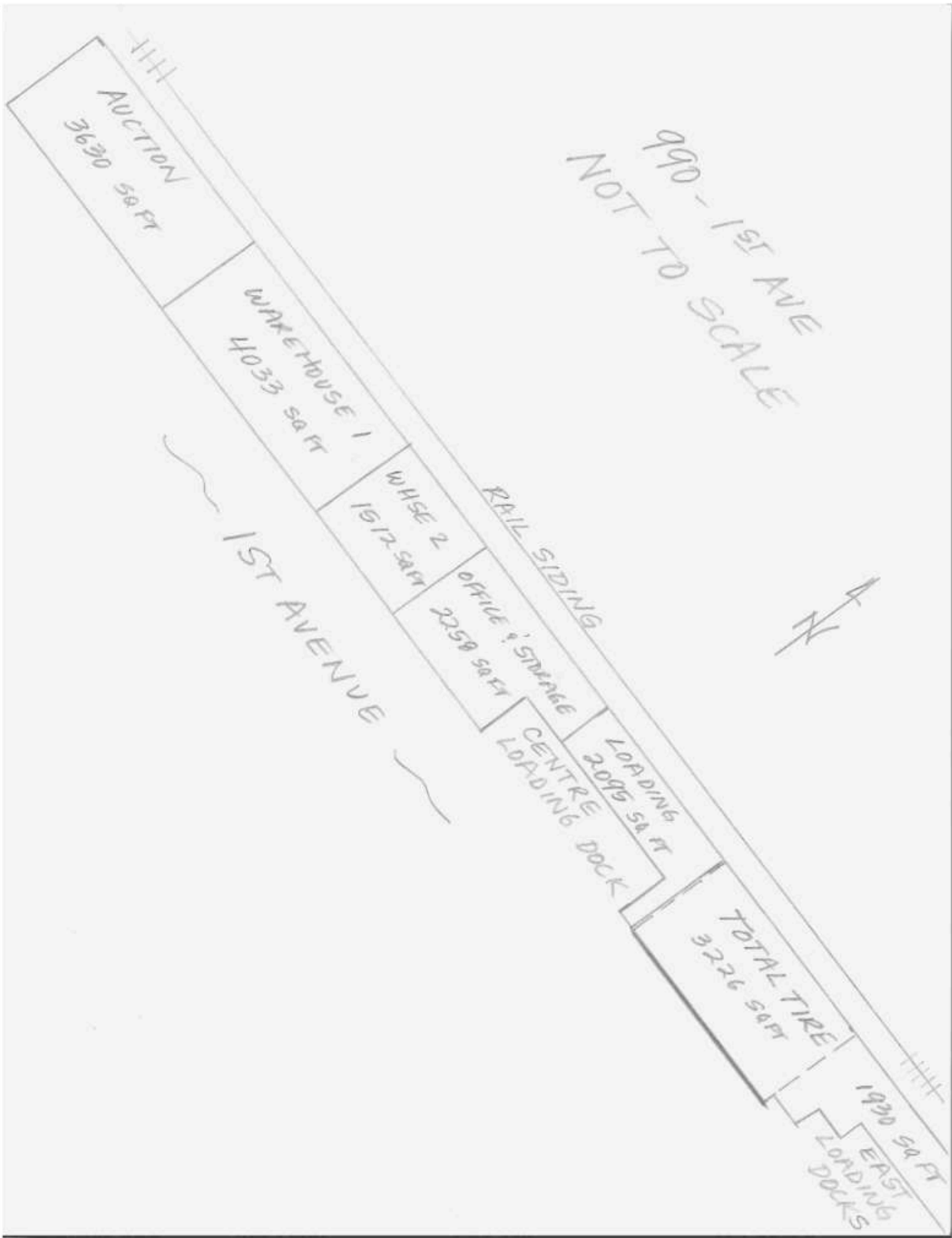
**M2**

**M2n**

<b>Bylaw 8586</b>	<b>12.2</b>	<b>M2, M2n: General Industrial</b>		<b>M2</b>
	<b>12.2.1</b>	<p><b>Purpose</b> The purpose of this zone is to provide for a mix of business and light industrial uses.</p>		
<b>Bylaw 9273</b>	<b>12.2.2</b>	<p><b>Principal Uses</b></p> <ul style="list-style-type: none"> <li>• animal shelter</li> <li>• auction, major</li> <li>• auction, minor</li> <li>• brewery &amp; distillery, minor</li> <li>• building &amp; garden supply</li> <li>• consulting, scientific and technical</li> <li>• contractor service, major</li> <li>• contractor service, minor</li> <li>• education, commercial</li> <li>• emergency service</li> <li>• equipment, major</li> <li>• equipment, minor</li> <li>• fleet service</li> <li>• industry, light</li> <li>• manufacturing, custom indoor</li> <li>• outdoor storage</li> <li>• medical marihuana production facility, only in M2n</li> <li>• parking, non-accessory</li> <li>• railway</li> <li>• recycling centre, intermediate</li> <li>• recycling centre, major</li> <li>• recycling centre, minor</li> </ul>		<p><b>12.2.2</b></p> <p><b>Principal Uses (Continued)</b></p> <ul style="list-style-type: none"> <li>• restaurant</li> <li>• retail, convenience only on Lots 3 and 5, District Lot 4039, Cariboo District, Plan EPP56988</li> <li>• self-storage facility</li> <li>• service, household repair</li> <li>• service, industrial support</li> <li>• service station, major</li> <li>• service station, minor</li> <li>• transportation depot</li> <li>• truck or rail terminal, major</li> <li>• truck or rail terminal, minor</li> <li>• utility, major</li> <li>• utility, minor</li> <li>• vehicle rental, major</li> <li>• vehicle rental, minor</li> <li>• vehicle repair, major</li> <li>• vehicle repair, minor</li> <li>• vehicle sale, major</li> <li>• vehicle sale, minor</li> <li>• vehicle wash, major</li> <li>• vehicle wash, minor</li> <li>• veterinary service, major</li> <li>• veterinary service, minor</li> <li>• warehousing</li> <li>• wholesale</li> <li>• wrecking yard</li> </ul> <p><b>12.2.3</b></p> <p><b>Secondary Uses</b></p> <ul style="list-style-type: none"> <li>• Residential security / operator unit</li> </ul>
	<b>12.2.4</b>	<p><b>Subdivision Regulations</b></p> <ol style="list-style-type: none"> <li>1. The minimum lot width is 18.0 m.</li> <li>2. The minimum lot area is 1,000 m<sup>2</sup>.</li> </ol>		
	<b>12.2.5</b>	<p><b>Development Regulations</b></p> <ol style="list-style-type: none"> <li>1. The maximum site coverage is 80%.</li> <li>2. The maximum height is 12.0 m.</li> <li>3. The minimum front yard is 3.0 m.</li> <li>4. The minimum side yard is 0.0 m, except it is 3.0 m if it abuts a residential lot or a flanking street.</li> <li>5. The minimum rear yard is 3.0 m, except it is 1.2 m if it abuts a lane.</li> </ol>		
<b>Bylaw 8256</b>	<b>12.2.6</b>	<b>Other Regulations</b>		

		1. A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing.
Bylaw 8119		2. The maximum height for any wrecking yard use, not enclosed within a building, is the height of the solid screen which surrounds it, but in no case shall the wrecking yard use be higher than 3.0 m above the natural grade.
		3. <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 Screening provisions of Section 6, the Parking and Loading regulations of Section 7, and the Development Permit Guidelines of Section 8.

# FLOOR PLANS





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 of 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.

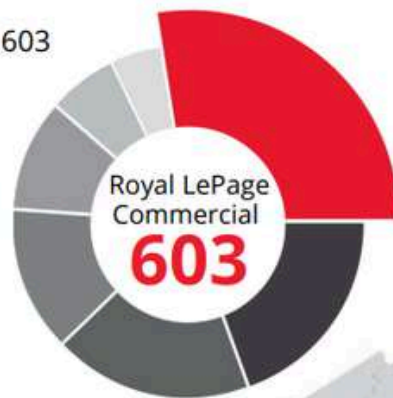
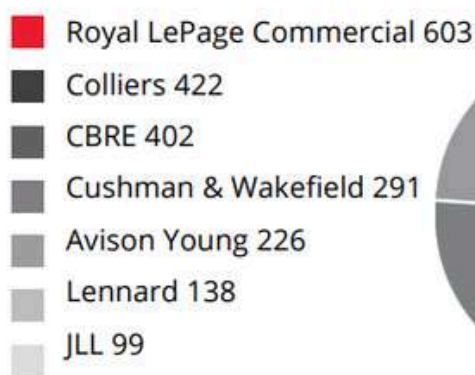
For 110 years, Royal LePage REALTORS® have been helping Canadians buy and sell their homes and supporting the communities where they live and work.

<p><b>MOMENTUM AND GROWTH</b></p>  <p><b>+20,000</b> REALTORS® coast to coast</p>	<p><b>INCREDIBLE REACH</b></p>  <p>royallepage.ca</p> <p><b>60</b> MILLION annual visits/year*</p>	<p><b>STRONG HERITAGE</b></p>  <p><b>110</b> YEARS of success in Canadian real estate</p>	<p><b>THE VOICE OF CANADIAN REAL ESTATE</b></p> <p><b>#1</b> <b>+7.6</b> BILLION media impressions†</p> <p>We are the <b>MOST QUOTED</b> real estate brand!</p>	<p><b>A CULTURE OF GIVING BACK</b></p>  <p><b>\$41</b> MILLION raised for the Royal LePage Shelter Foundation‡</p>
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# 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†

