

FOR SALE

C8075748

3191 Highway 16 West,
Prince George, BC



11.3 ACRES
Development Land

\$3,950,000

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

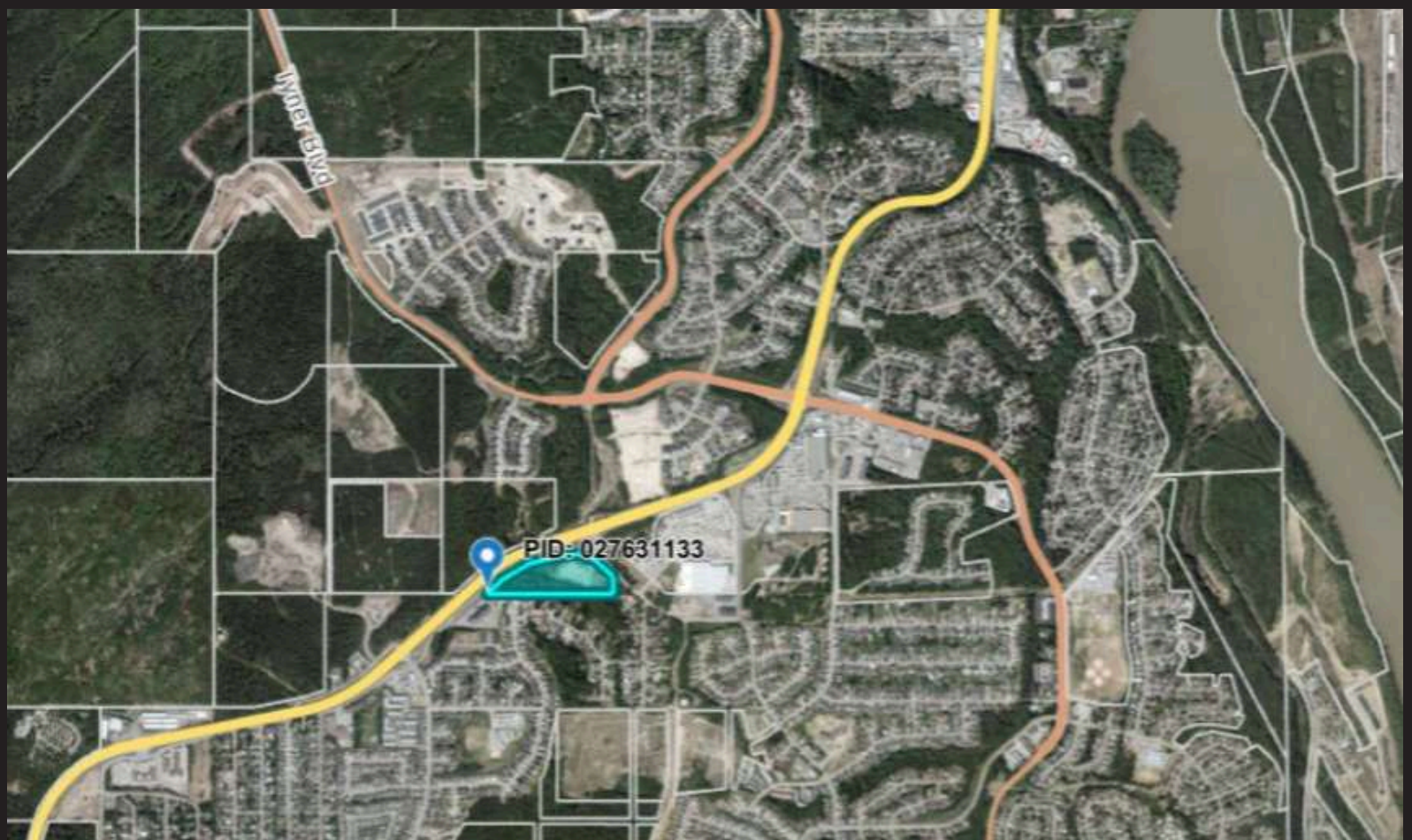
Property Features

- Property offers tremendous highway exposure
- Walmart, Home Depot, Canadian Tire located next door
- 7 Useable acres that could be subdivided
- Ideal Retail/Hotel development site
- C-6 Highway Commercial Zoning
- Fully Serviced and ready to develop

PROPERTY PHOTOS



LOCATION MAP



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ADDITIONAL INFO

TITLE SEARCH PRINT

File Reference: C. DAHL
Declared Value \$2570350

2024-05-03, 08:30:00

Requestor: Prince George Royal LePage

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District
Land Title Office

PRINCE GEORGE
PRINCE GEORGE

Title Number
From Title Number

CA9106589
CA7438055

Application Received

2021-06-17

Application Entered

2021-07-06

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

1299141 B.C. LTD., INC.NO. BC1299141
120 - 988 GREAT STREET
PRINCE GEORGE, BC
V2N 5R8

Taxation Authority

Prince George, City of

Description of Land

Parcel Identifier:

027-631-133

Legal Description:

PARCEL 1 DISTRICT LOT 2003 CARIBOO DISTRICT PLAN BCP37635 EXCEPT PLAN
EPP60333

Legal Notations

NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA9106591
FILED 2021-06-17

Charges, Liens and Interests

Nature:

RIGHT OF WAY

Registration Number:

21156K

Registration Date and Time:

1961-06-21 11:47

Registered Owner:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

Remarks:

PART FORMERLY LOT 2, PLAN 8579 EXCEPT PLAN 22760

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

PL63307

Registration Date and Time:

1997-11-12 13:27

Registered Owner:

CITY OF PRINCE GEORGE

Remarks:

INTER ALIA

PART ON PLAN PGP41803

ADDITIONAL INFO

TITLE SEARCH PRINT

2024-05-03, 08:30:00

File Reference: C. DAHL

Requestor: Prince George Royal LePage

Declared Value \$2570350

Nature:	MORTGAGE
Registration Number:	CA9106592
Registration Date and Time:	2021-06-17 09:31
Registered Owner:	BUSINESS DEVELOPMENT BANK OF CANADA
Remarks:	INTER ALIA

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA9106593
Registration Date and Time:	2021-06-17 09:31
Registered Owner:	BUSINESS DEVELOPMENT BANK OF CANADA
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CB310465
Registration Date and Time:	2022-10-31 12:03
Registered Owner:	CITY OF PRINCE GEORGE

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

ADDITIONAL INFO

TITLE SEARCH PRINT

File Reference: C. DAHL

2024-05-03, 08:30:00

Requestor: Prince George Royal LePage

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District	PRINCE GEORGE
Land Title Office	PRINCE GEORGE
Title Number	CA9106590
From Title Number	CA7438054
Application Received	2021-06-17
Application Entered	2021-07-06
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1299141 B.C. LTD., INC.NO. BC1299141 120 - 988 GREAT STREET PRINCE GEORGE, BC V2N 5R8
Taxation Authority	Prince George, City of
Description of Land	
Parcel Identifier:	012-945-919
Legal Description:	LOT 2 DISTRICT LOT 2003 CARIBOO DISTRICT PLAN 9102 EXCEPT PLAN EPP60333
Legal Notations	
	NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA9106591 FILED 2021-06-17
Charges, Liens and Interests	
Nature:	MORTGAGE
Registration Number:	CA9106592
Registration Date and Time:	2021-06-17 09:31
Registered Owner:	BUSINESS DEVELOPMENT BANK OF CANADA
Remarks:	INTER ALIA
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ADDITIONAL INFO

TITLE SEARCH PRINT

File Reference: C. DAHL

2024-05-03, 08:30:00

Requestor: Prince George Royal LePage

Transfers NONE

Pending Applications NONE

ZONING

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

C6

C6c

C6I

Bylaw 8974	11.6	C6, C6c, C6I: Highway Commercial	C6				
	11.6.1	Purpose The purpose of this zone is to provide for uses appropriate for some highway locations.					
Bylaw 8656 Bylaw 8343 Bylaw 9041 Bylaw 9110 Bylaw 9167 Bylaw 9273 Bylaw 9359	11.6.2	Principal Uses <ul style="list-style-type: none"> • auction, minor • brewery & distillery, minor only in C6I • building & garden supply • Community Care Facility, Major only on Lot 3, District Lot 754, Cariboo District, Plan 23130 • education, commercial • greenhouse & plant nursery • health service, minor • liquor primary establishment, minor only on Lot A, District Lot 1432, Cariboo District, Plan 26796 • office • parking, non-accessory • recreation, indoor • recycling centre, intermediate, only on Lots 21 and 22, District Lot 753, Cariboo District, Plan 8391 • recycling centre, minor • restaurant • retail, adult-oriented • retail, cannabis only in C6c • retail, convenience • retail, farmers market 	<table border="1" style="width: 100%;"> <tr> <td style="background-color: #f2f2f2;">11.6.2</td> <td>Principal Uses (Continued) <ul style="list-style-type: none"> • retail, general • retail, liquor, only in C6I • self-storage facility • service, business support • service, financial • service, household repair • service, massage therapy • service, personal • service, pet grooming & day care • service station, major • service station, minor • vehicle rental, minor • vehicle repair, minor • vehicle sale, minor • vehicle wash, major • vehicle wash, minor • veterinary service, minor </td> </tr> <tr> <td style="background-color: #f2f2f2;">11.6.3</td> <td>Secondary Uses <ul style="list-style-type: none"> • residential security/operator unit </td> </tr> </table>	11.6.2	Principal Uses (Continued) <ul style="list-style-type: none"> • retail, general • retail, liquor, only in C6I • self-storage facility • service, business support • service, financial • service, household repair • service, massage therapy • service, personal • service, pet grooming & day care • service station, major • service station, minor • vehicle rental, minor • vehicle repair, minor • vehicle sale, minor • vehicle wash, major • vehicle wash, minor • veterinary service, minor 	11.6.3	Secondary Uses <ul style="list-style-type: none"> • residential security/operator unit
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11.6.3	Secondary Uses <ul style="list-style-type: none"> • residential security/operator unit 						
	11.6.4	Subdivision Regulations <ol style="list-style-type: none"> 1. The minimum lot width is 15.0 m. 2. The minimum lot area is 500 m². 					
	11.6.5	Development Regulations <ol style="list-style-type: none"> 1. The maximum site coverage is 50%. 2. The maximum height is 12.0 m. 3. The minimum front yard is 0.0 m. 					

ZONING

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

Bylaw 8415
Bylaw 8256

Bylaw 8256

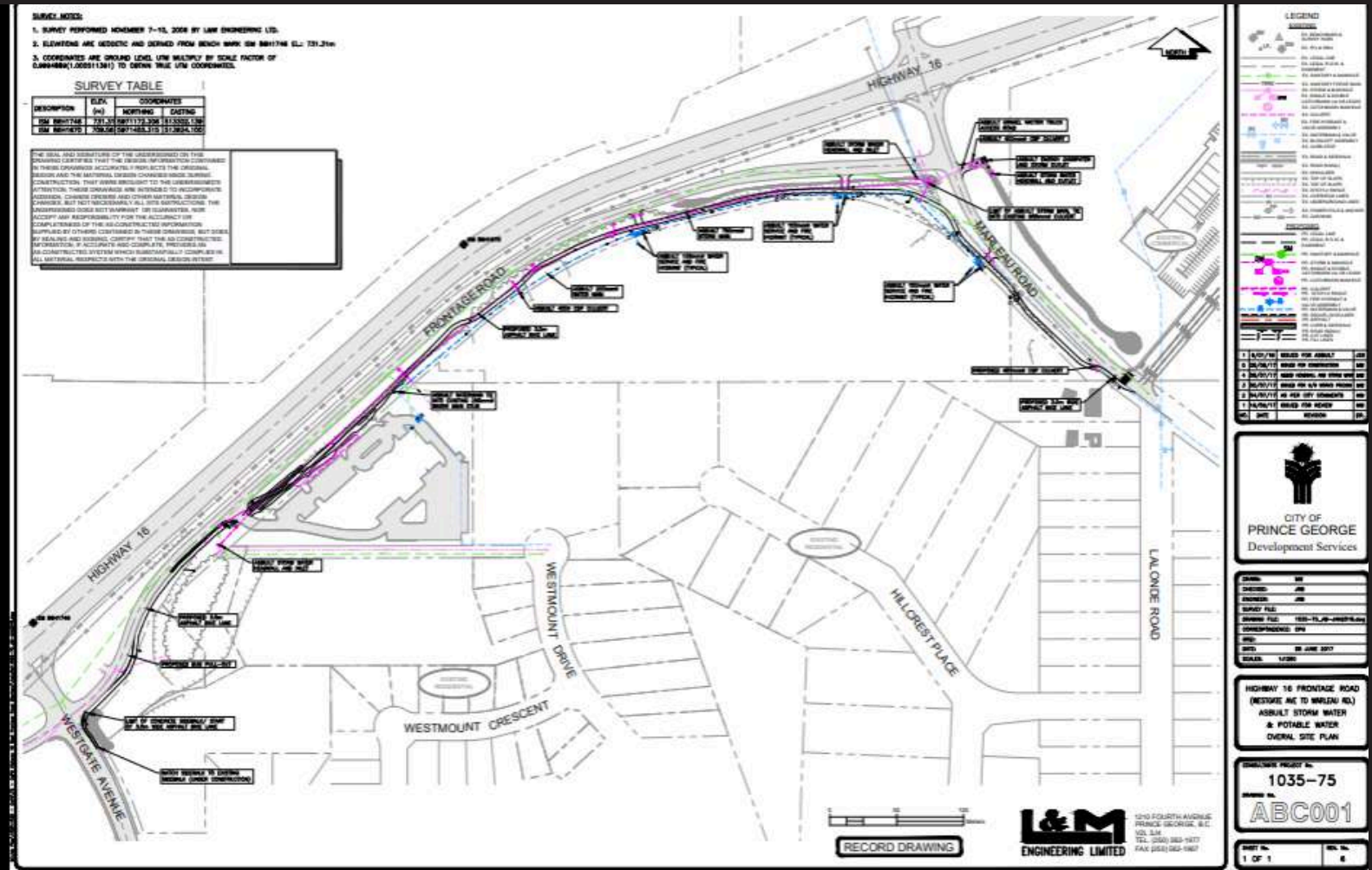
Bylaw 8256

4. The minimum side yard is 0.0 m, except it is 3.0 m abutting an AR, RS, RT, RM, or Z7 zone.
5. The minimum rear yard is 0.0 m, except it is 3.0 m abutting an AR, RS, RT, RM, or Z7 zone.

11.6.6 Other Regulations

1. A residential security/operator unit is only permitted in a principal building or in single detached housing.
2. The maximum gross leasable floor area of a service, financial; retail or health service use in one tenancy is 280 m², except on a site designated Service Commercial in the Official Community Plan the maximum gross floor area of a retail use in one tenancy is 2,500 m².
3. The maximum total gross leasable floor area of office and service, financial uses for any site is 1400 m².
4. Outdoor use is not permitted except for retail, farmers market; service station; vehicle, sale; recycling centre, minor; restaurant; greenhouse & plant nursery; building & gardening supply; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
5. The maximum lot area for outdoor retail farmers market is 100 m².
6. **Note:** 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.

SERVIVES MAP





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.

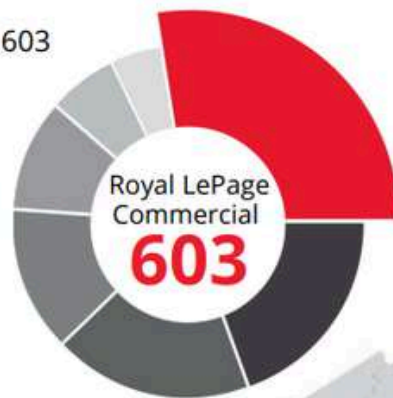
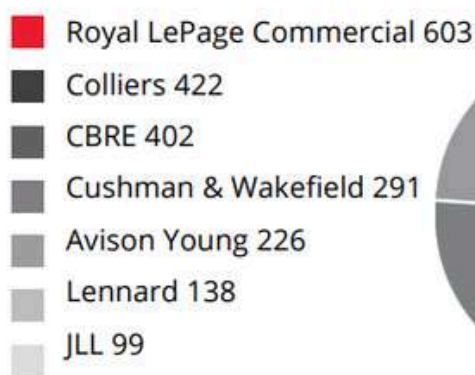
For 110 years, Royal LePage REALTORS® have been helping Canadians buy and sell their homes and supporting the communities where they live and work.

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

