

**0.67 acre**

Industrial land opportunity located in Prince George



**950 2<sup>ND</sup> AVE**

Prince George, BC

**\$5000.00 PER MONTH**

FOR LEASE

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

- Industrial land opportunity located in Prince George
- 0.67 acre fully fenced lot ready for immediate use
- Zoned M4 – Industrial, allowing a variety of industrial uses
- Ideal for equipment storage, contractor yard, or material storage
- Flat and usable site with secure perimeter fencing
- Convenient downtown Prince George location with easy access to major routes
- Opportunity to develop or build improvements on the site

PROPERTY PHOTOS

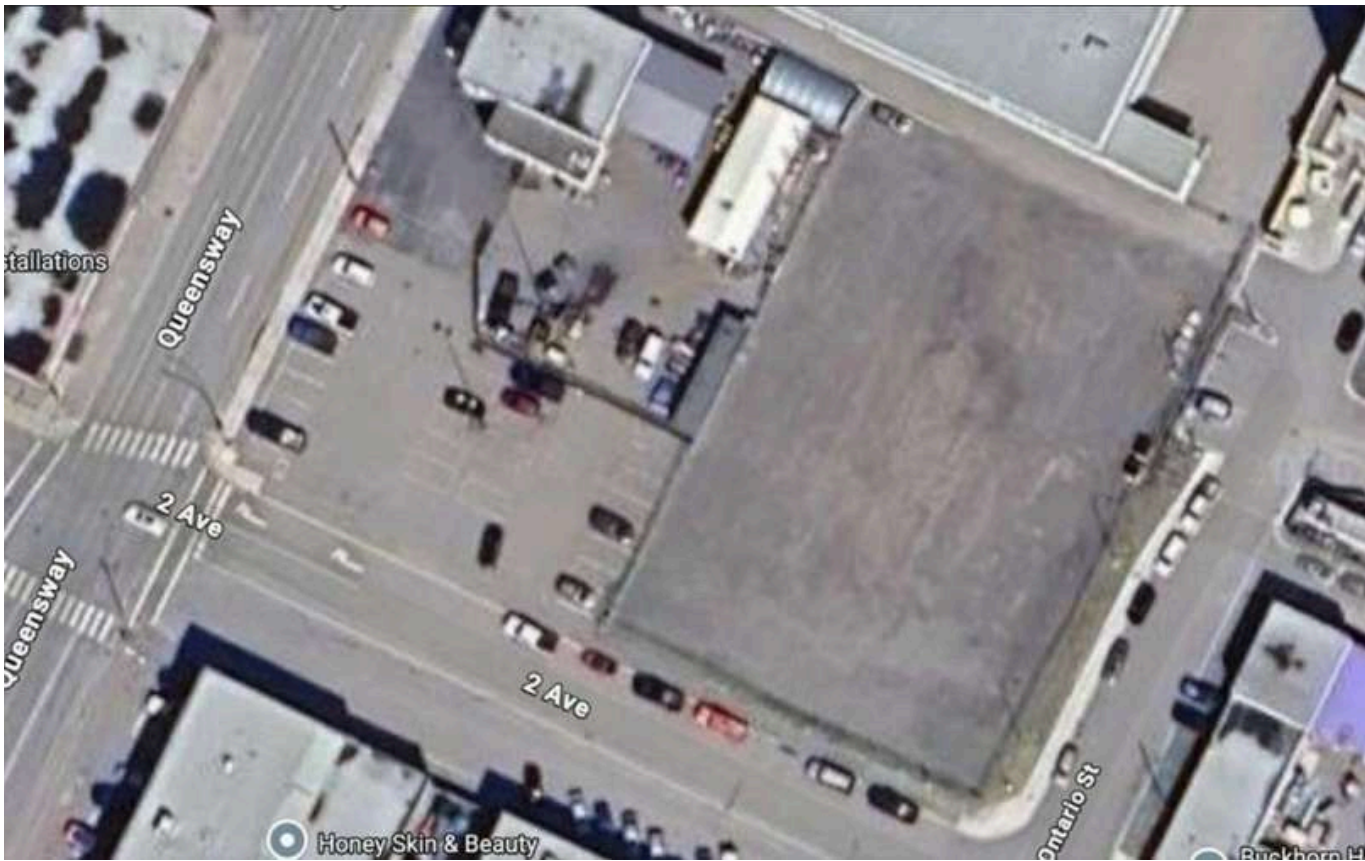


# LOCATION MAP



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AERIAL VIEWS



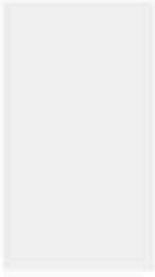
# LAND DESCRIPTION

<b>PROPERTY IDENTIFICATION</b>	
Civic Address	950 2 <sup>nd</sup> Ave, Prince George, BC
Legal Description	Lot D District Lot 343 Cariboo District Plan 6287
PIDs	013-560-042
Site Size	0.67 Acre
Zoning	M4

**M4**

<b>12.4 M4: Transition Industrial</b>		<b>M4</b>
	<b>12.4.1 Purpose</b>	The purpose of this zone is to provide for a mix of business, office, and light industrial uses in Queensway East transition area near downtown. This zone allows multiple housing above the first storey.
<b>Bylaw 9489</b>	<b>12.4.2 Principal Uses</b>	<ul style="list-style-type: none"> <li>• auction, minor</li> <li>• brewery &amp; distillery, minor</li> <li>• broadcasting studio</li> <li>• club</li> <li>• contractor service, minor</li> <li>• education</li> <li>• education, commercial</li> <li>• emergency service</li> <li>• equipment, minor</li> <li>• greenhouse &amp; plant nursery</li> <li>• health service, minor only on Lots 16 and 17, Block 136, District Lot 343, Cariboo District, Plan 1268</li> <li>• industry, light</li> <li>• manufacturing, custom indoor</li> <li>• office</li> <li>• parking, non-accessory</li> <li>• recycling centre, minor</li> <li>• restaurant</li> <li>• retail, farmers market</li> </ul>
	<b>12.4.2 Principal Uses (Continued)</b>	<ul style="list-style-type: none"> <li>• retail, general of only business or office supplies</li> <li>• self-storage facility</li> <li>• service, business support</li> <li>• service, household repair</li> <li>• service, industrial support</li> <li>• service, pet grooming &amp; daycare</li> <li>• service station, minor</li> <li>• transportation depot</li> <li>• utility, major</li> <li>• utility, minor</li> <li>• vehicle rental, minor</li> <li>• vehicle repair, minor</li> <li>• veterinary service, minor</li> <li>• warehousing</li> <li>• wholesale</li> </ul>
	<b>12.4.3 Secondary Uses</b>	<ul style="list-style-type: none"> <li>• home business 1</li> <li>• housing, apartment</li> <li>• residential security/operator unit</li> </ul>
	<b>12.4.4 Subdivision Regulations</b>	<ol style="list-style-type: none"> <li>1. The minimum lot width is 9.0 m.</li> <li>2. The minimum lot area is 300 m<sup>2</sup>.</li> </ol>
	<b>12.4.5 Development Regulations</b>	<ol style="list-style-type: none"> <li>1. The maximum residential density is the lesser of 30 dwellings/ha or 6 dwellings/lot.</li> <li>2. The maximum site coverage is 80%.</li> <li>3. The maximum height is 12.0 m.</li> <li>4. The minimum front yard, side yard, and rear yard is 0.0 m.</li> </ol>
<b>Bylaw 8256</b>	<b>12.4.6 Other Regulations</b>	<ol style="list-style-type: none"> <li>1. Dwellings are only permitted above the first storey.</li> <li>2. Access to apartment housing must be separate from access to commercial uses.</li> <li>3. Outdoor use is not permitted except for auction; retail, farmers market; restaurant; greenhouse &amp; plant nursery; recycling centre; utility, minor; parking and loading, provided that all outdoor storage areas are enclosed by a screen.</li> </ol>

ZONING



4. The maximum gross leasable floor area of an office use in one tenancy is 280 m<sup>2</sup>.
5. The maximum total gross leasable floor area of office uses for any site is 1,000 m<sup>2</sup>.
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.



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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.

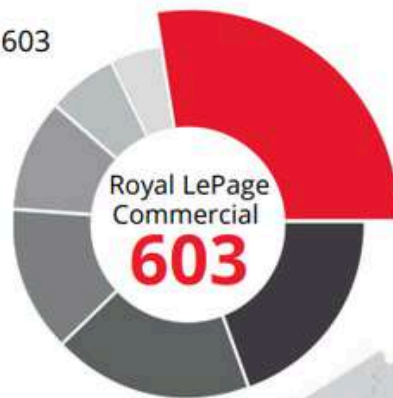
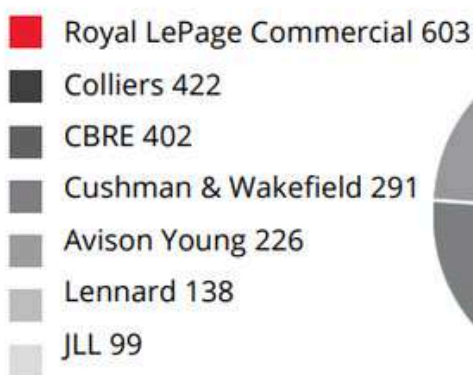
For 110 years, Royal LePage REALTORS® have been helping Canadians buy and sell their homes and supporting the communities where they live and work.

<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†

