

MAGNUM

P R O P E R T I E S



FOR LEASE

1000 1st Avenue, Prince George BC

CONTACT

Ryan Hare

C: 778-707-7861

ryan.hare@magnumproperties.ca

Overview

This is a rare opportunity to secure a high-visibility retail footprint that helps businesses find their footing and scale quickly. Well suited for an emerging business or a creative startup, this space blends the historic building's timeless grit with the modern essentials needed to keep overhead low and customers comfortable. The building's "old soul" provides a built-in aesthetic that modern builds can't replicate—perfect for boutiques, vintage shops, or artisanal studios. Recently updated radiant heating systems ensure a warm, inviting atmosphere for shoppers while keeping energy costs efficient along with an open-concept floor plan that serves as a blank canvas.

PRIME LOCATION

Directly along Highway 16 in downtown Prince George. Across the street from KMS Tools

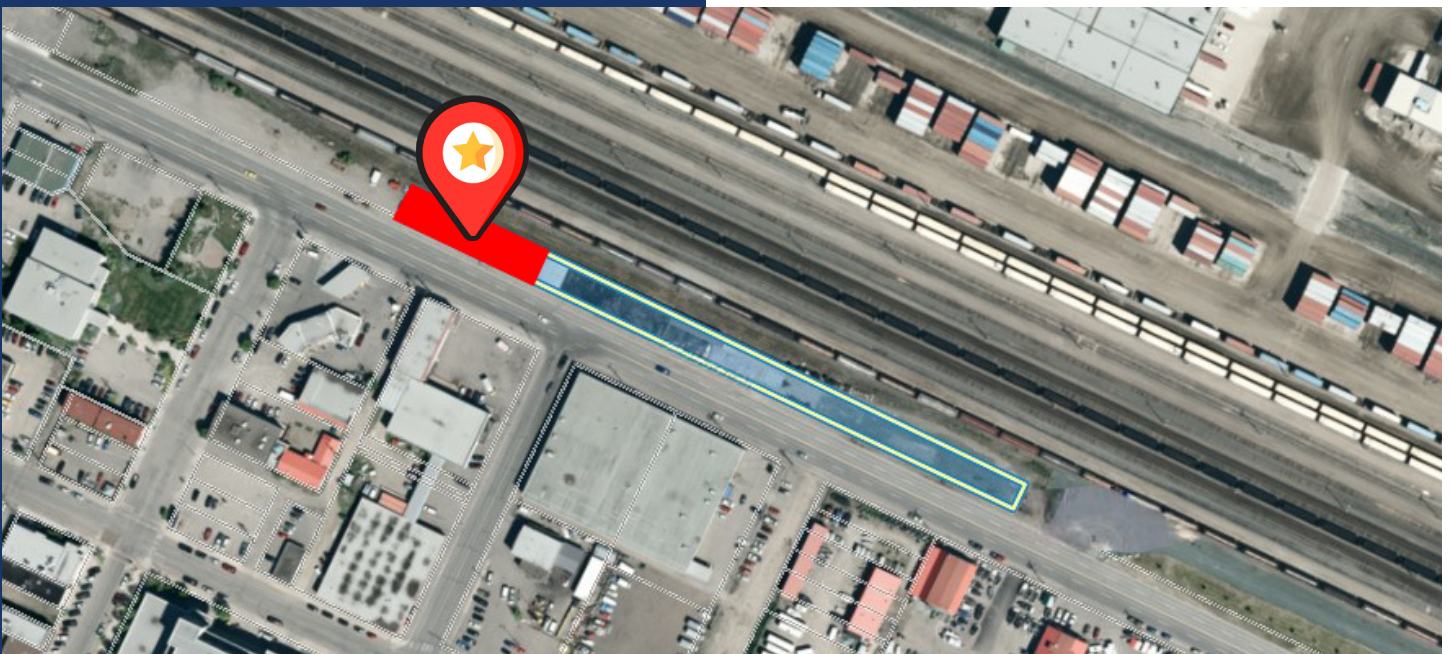
FOR IMMEDIATE POSSESSION

BUILDING SIZE

- Retail with Stock Room: 3,638 SF
- Optional additional cold storage: Up to 6,500 SF

LEASE RATE

- Retail Space: \$6 PSF + NNN (\$2.83 estimate)
- Cold Storage: \$3 PSF + NNN (\$2.83 estimate)



Property Details

HEAT

Furnace & Radiant

WINDOWS

Lots of windows for natural light

ELECTRICAL

1PH 200A

220v 15A Receptacles x 2

LIGHTING

LED

PARKING STALLS

10 stalls

LOADING BAY

Dock height

6' wide x 8' high

CEILING HEIGHT

9' to 10.5'

FLOORING

Mix of tile and carpet

ROOMS

Front Showroom: 62' x 40'

Back Stockroom: 25' x 40'

WASHROOM (1)

10' x 10' (double stall)

Shower

OFFICES

Front: 11' x 11'

Back: 11' x 11'

