

FOR SALE

C8075581

757 Preston Rd,
Prince George, BC



Ideal site to build your
dream home or develop a
condo/apartment project

\$995,000.00

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

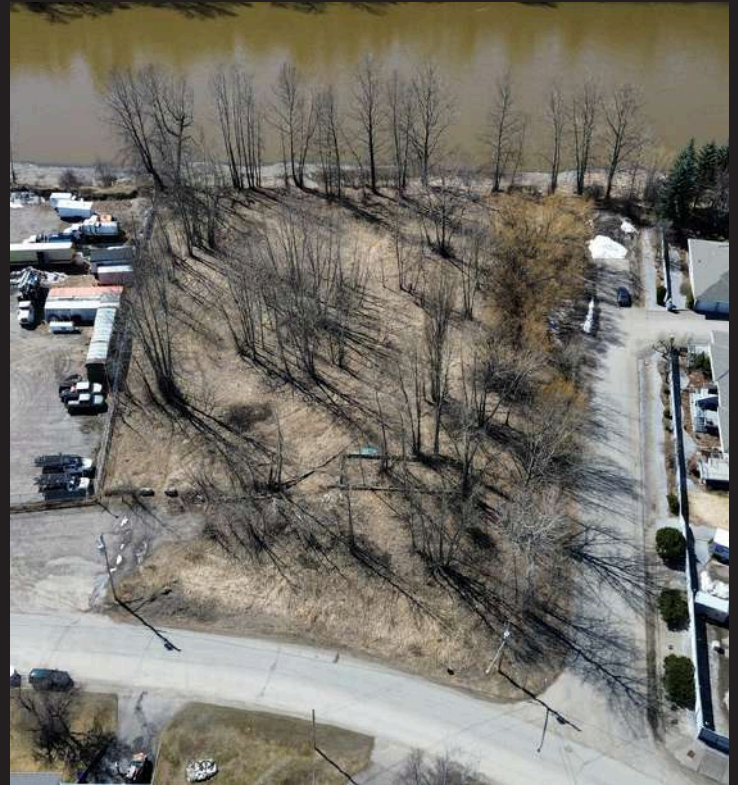
Property Features

- 1.76-acre waterfront riverfront property with multi-family zoning
- Located along the picturesque Nechako River
- Ideal site to build your dream home or develop a condo/apartment project
- Currently zoned RM1, permitting development of up to 13 townhomes
- Strong market demand for townhomes and waterfront living in this area
- Water and sewer services available off Preston Road
- Potential to pursue a larger, higher-density development with City approval
- Excellent opportunity for an exclusive, high-quality residential project

PROPERTY PHOTOS



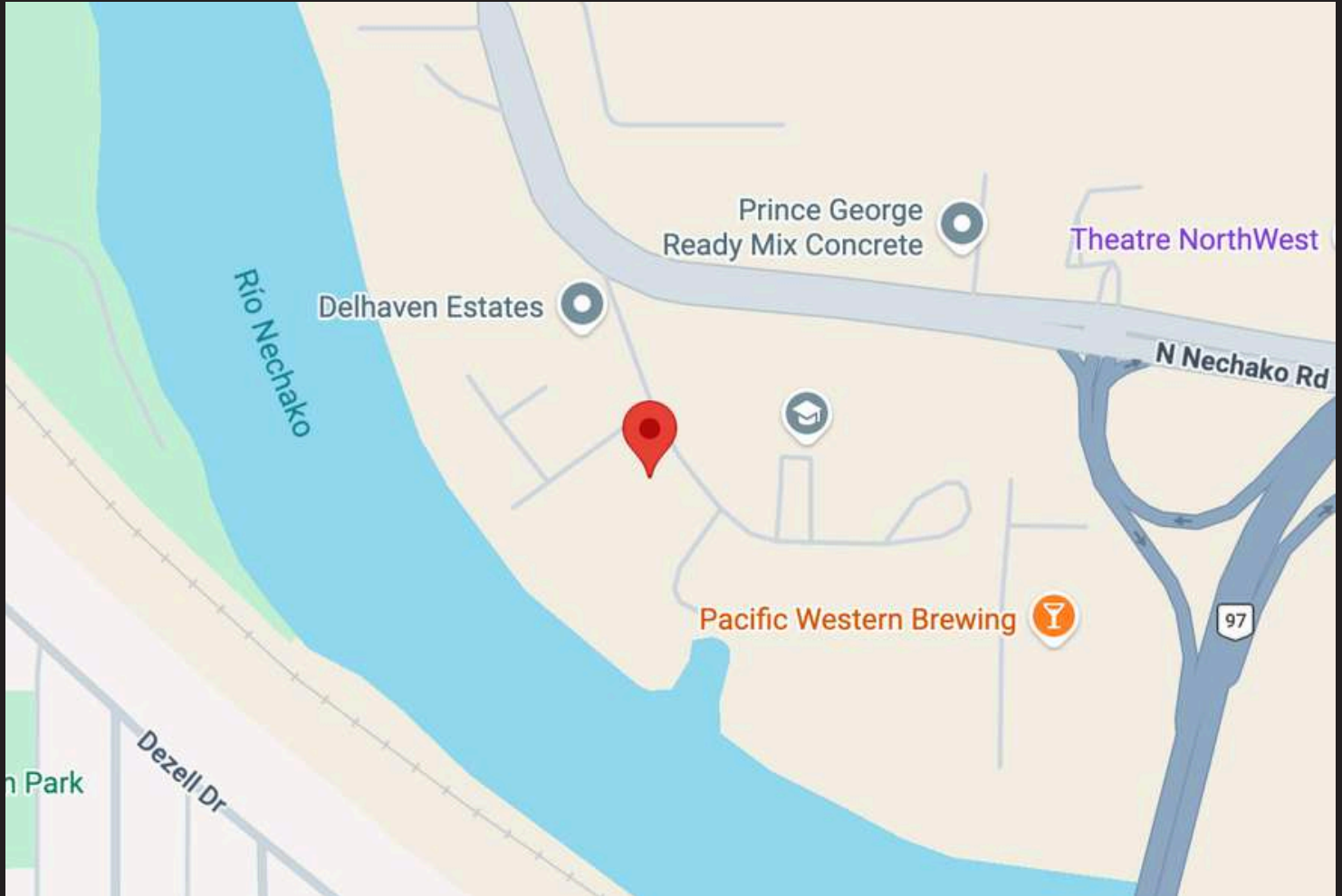
PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION MAP



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AERIAL VIEWS



ADDITIONAL INFO

TITLE SEARCH PRINT

File Reference: C. DAHL
Declared Value \$435000

2025-06-01, 09:35:30
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	CA9593004 CA529356
Application Received	2021-12-17
Application Entered	2021-12-21
Registered Owner in Fee Simple Registered Owner/Mailing Address:	STUART RAMSAY, BUSINESS OWNER MELANIE ELIZABETH RAMSAY, ACCOUNTANT 2383 PANORAMA CRESCENT PRINCE GEORGE, BC V2K 4T9 AS JOINT TENANTS
Taxation Authority	Prince George, City of
Description of Land Parcel Identifier: Legal Description:	013-889-311 LOT 3 DISTRICT LOT 3050 CARIBOO DISTRICT PLAN 1454
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

LAND DESCRIPTION

PROPERTY IDENTIFICATION	
Legal Description	Lot 3 District Lot 3050 Cariboo District Plan 1454
Civic Address	757 PRESTON RD
PIDs	013-889-311
Site Size	1.76 acres
Zoning	RM1

PROPERTY TAX INFORMATION	
TaxRoll Number	9026280001
Tax Year	2025
Gross Taxes	\$4,559.55
Tax Amount Updated	05/16/2025

ZONING

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

RM1

Amending Bylaws	10.9	RM1: Multiple Residential	RM1
	10.9.1	<p>Purpose The purpose of this zone is to provide primarily for row housing and apartments with not more than six units in a building, and a maximum density of 30 dwellings/ha.</p>	
Bylaw 9466	10.9.2	<p>Principal Uses</p> <ul style="list-style-type: none"> • community care facility, major • community care facility, minor • housing, apartment • housing, four-plex • housing, row • housing, single detached • housing, stacked row • housing, two-unit 	<p style="text-align: center;">Bylaw 8256 Bylaw 9466</p>
	10.9.3	<p>Secondary Uses</p> <ul style="list-style-type: none"> • bed & breakfast only in single detached and two-unit housing • home business 1 • home business 2 only in single detached and two-unit housing • secondary suite 	
	10.9.4	<p>Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot width is 15.0 m. 2. The minimum lot area is 500 m². 	
	10.9.5	<p>Regulations for Principal Development</p> <ol style="list-style-type: none"> 1. The maximum residential density is 30 dwellings/ha. 2. The maximum number of dwellings in one building is 6. 3. The maximum site coverage is 45%. 4. The maximum height is 10.0 m. 5. The maximum number of storeys is 2.5. 6. The minimum front yard is 4.5 m. 	
Bylaw 8256		7. The minimum interior side yard is 1.2 m except it is not required for a common wall for attached housing.	
Bylaw 8256		8. The minimum exterior side yard is 3.0 m	
		9. The minimum rear yard is 6.0 m.	
Bylaw 9362		10. The minimum setback between housing, single detached and housing, two-unit is 2.4 m, the minimum setback between all other principal buildings is 4.5 m.	
	10.9.6	<p>Regulations for Accessory Development</p> <ol style="list-style-type: none"> 1. The maximum height is 5.0 m. 2. The minimum front yard is 4.5 m. 3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. 4. The minimum rear yard is 1.2 m. 	
	10.9.7	<p>Other Regulations</p> <ol style="list-style-type: none"> 1. 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.

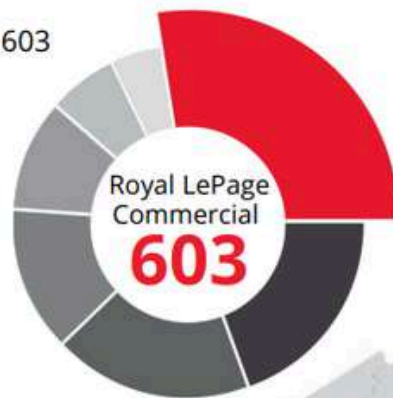
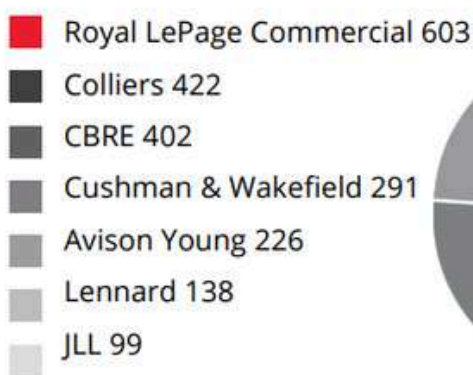
For 110 years, Royal LePage REALTORS® have been helping Canadians buy and sell their homes and supporting the communities where they live and work.

<p>MOMENTUM AND GROWTH</p>  <p>+20,000 REALTORS® coast to coast</p>	<p>INCREDIBLE REACH</p>  <p>royallepage.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†

