

# FOR SALE

## PARKVIEW MANOR

1753 UPLAND STREET, PRINCE GEORGE, BC, V6L2V5

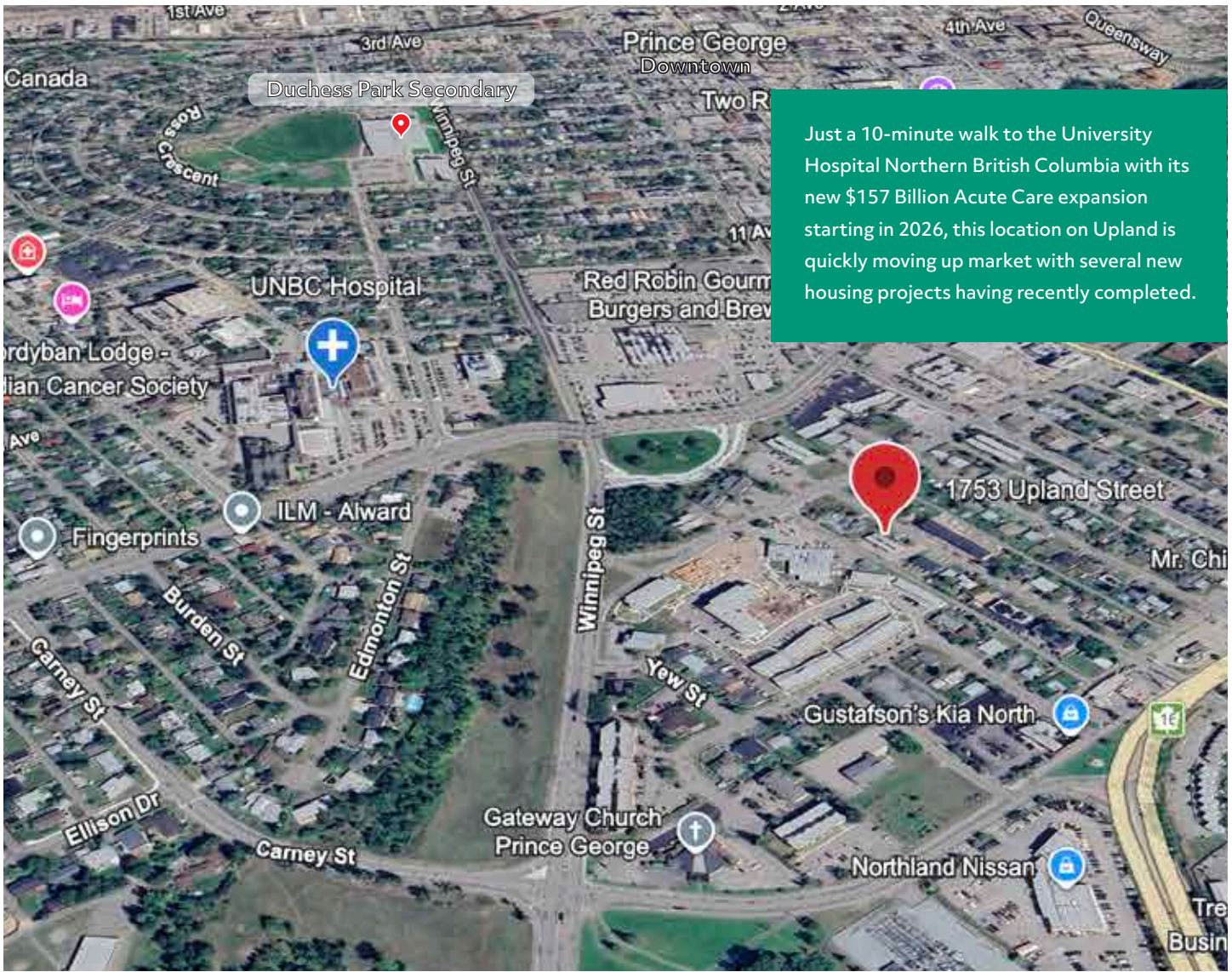


Offered for sale by **Dexter Realty Commercial**, Parkview Manor provides investors with 12 spacious well-appointed suites within a manageable 3-storey walk up. After forty-six years of ownership, recent capital improvements in building and 8 suite upgrades, Parkview Manor is now an efficient, well performing income generating asset poised for growth.

Bob Moore  
c. 604.506.8965  
e. bob@robertmoore.ca

560-2608 Granville Street  
Vancouver BC, V6H 3V3  
o. 604.263.1144





**THE AREA**

- Ideally located just outside the downtown core in PG City Central
- Several housing developments recently completed on and adjacent to Upland Street
- Prince George 2025 to 2029 municipal capital plan is focussed on urban renewal in the downtown core and surrounding area

**THE BUILDING**

- Kare Property Management assumed control of Parkview Manor in April 2025
- Recent capital improvements, R&M expenditures and security monitoring are attracting excellent tenants at higher rents with multiple applicants per vacancy.
- In the last 12 months the improvements to suites, other interior upgrades combined with recent capital improvements on the building exterior elevations, Parkview Manor has completed a significant makeover and is well positioned for income growth and improved long term operating efficiency

## PARKVIEW MANOR DETAILS

**CIVIC ADDRESS** 1753 Upland Street,  
Prince George B.C. V2I 2V5

**LEGAL DESCRIPTION** Lot 16, Block 274,  
Plan PGP 1268 District Lot 343, Cariboo  
Land District

**PID** 011-852-941 (note: multiple PID's and  
legal addresses)

**12 SUITES** 10 x 2 bed | 1 x 1 bed | 1 x  
Studio

**ZONING** RM4

**LOT SIZE** 15,300 SQ FT

**BC ASSESSMENT 2025** - \$1,196,000

**TAXES** \$11,111.00

**YEAR BUILT** 1972

**ASKING PRICE** \$1,500,000 (\$125,000 per  
unit)

**UTILITIES** Tenants pay electricity, cable,  
internet, phone

## PRINCE GEORGE - BC's NORTHERN DISTRIBUTION HUB

### The Economy

- Transportation, Construction, Energy, Manufacturing, Telecom and Healthcare are part of the diverse industrial base with specializations in fabrication, plastics and forestry which is complemented by emerging clean energy industries such as the Arbios large scale wood bio-oil facility and newly registered Skookum Manufacturing recently selected Prince George to manufacture steel wind towers.
- Many daily flights to / from Vancouver, Calgary, Edmonton, Kelowna and Victoria.

### Nation Building Projects:

- The North Coast Transmission Line from Prince George to Terrace and Kitimat is stimulating long-term economic growth for Prince George

### Construction of the University Hospital Expansion to Begin in 2026

- The \$1.57 billion 232 bed Acute Care Tower expansion of the University Prince George hospital with contractor, EllisDon

### Building Permits

- In 2025, Prince George issued \$314.5 million in building permits

### Population:

- Approximately 85,000, growing at about 6% annually, roughly 270 business provide \$237 million in goods and services to BC's northern booming mining operations, 600 CN railway workers

## PARKVIEW MANOR: FINANCIAL HIGHLIGHTS

### CAPITAL IMPROVEMENTS SUMMARY

**\$295,073.49**

**2026: 78,778.72** - 4 suite renewals, Units #400, #402, #413, 420

**2025: \$95,294.77** - New intercom system, 3 suite renewals units #401, #403, #423

Renewals of common area entrances and hallways including: new carpet, paint, repairs to stairs, handrails, trim  
Various boiler controls, valves & service

**2023 & 2024: \$20,000** - 2 suite renewals #420, #412

**2018: \$81,000** - Window replacement project & vinyl siding renewal

**2010: \$20,000** - New torch on roof

The 2020 approved \$1.579 billion UNHBC hospital expansion is set to break ground in late 2026 / early 2027 and complete in 2031.

#### Suite Mix and Rent Roll

Occupancy			Monthly Rent	Rent On	Potential Market Rent
	Unit	Bedrooms	August 1, 2026	January 1, 2027	
July 2026	400	1 Bed	\$1,150	\$1,150	\$1,150
June 2026	401	2 bed	\$1,300	\$1,300	\$1,350
June 2024	402	Bach	\$927	\$948	\$1,050
Oct 2025	403	2 bed	\$1,300	\$1,300	\$1,350
No TA	410	2 bed	\$837	\$857	\$1,350
Oct 2017	411	2 bed	\$682	\$698	\$1,350
July 2024	412	2 bed	\$1,236	\$1,264	\$1,350
April 2026	413	2 bed	\$1,300	\$1,300	\$1,350
August 2026	420	2 bed	\$1,300	\$1,300	\$1,350
March 2007	421	2 bed	\$652	\$668	\$1,350
March 2007	422	2 bed	\$638	\$653	\$1,350
July 2025	423	2 bed	\$1,250	\$1,278	\$1,350
<b>Total Rent</b>			<b>\$12,572.00</b>	<b>\$12,716.00</b>	<b>\$15,700.00</b>

Disclaimer: The information and projections contained in this brochure has been prepared by the listing realtor based on information obtained from the owner and property managers. The information is believed to be accurate; however, no representations or warranties are made by the owner or its agents. It is the responsibility of buyers to perform their own due diligence and independently verify data. All data entries, projections and assumptions are made on a best efforts basis and are subject to change.



## INCOME & EXPENSE STATEMENT

2026

Income	
Rental Income (Jan 1 to July 31, 2026)	\$66,290
Laundry Income (Jan to July 31)	\$710
<b>Total Income ( from Jan 1 to July 31, 2026)</b>	<b>\$67,000</b>
<b>Monthly Rent August 2026 (full occupancy)</b>	<b>\$12,572</b>
Total Annual Gross Rent for 2026	\$129,860
Plus laundry	\$900
<b>Effective Annual 2026 Gross Income</b>	<b><u>\$130,760</u></b>
Expenses (see data room)	
Property Management Fees 5% of rent collected	\$6,481
Property Management Fees -Renovation Services & Tenant Placement	\$3,000
Cleaning Lady	\$2,400
Repairs & Maintenance - Invoices from Property Managers	\$800
Security - Scheduled on site nightly service call walk through visits	\$4,250
Snow Removal and Grounds Landscaping	\$1,200
Hydro	\$1,907
Gas	\$8,800
Waste Management	\$2,340
Cable / Internet	\$424
Sewer & Water	\$5,560
Property Tax	\$11,111
Insurance	\$10,287
Inspections	\$400
<b>Total Operating Expenses - December 31</b>	<b>\$58,960.00</b>
<b>Net Operating Income</b>	<b><u>\$71,799.95</u></b>
<i>Cap rate based on a Sale Price of \$1,500,000</i>	<b>4.79%</b>



## Income & Expense Statement

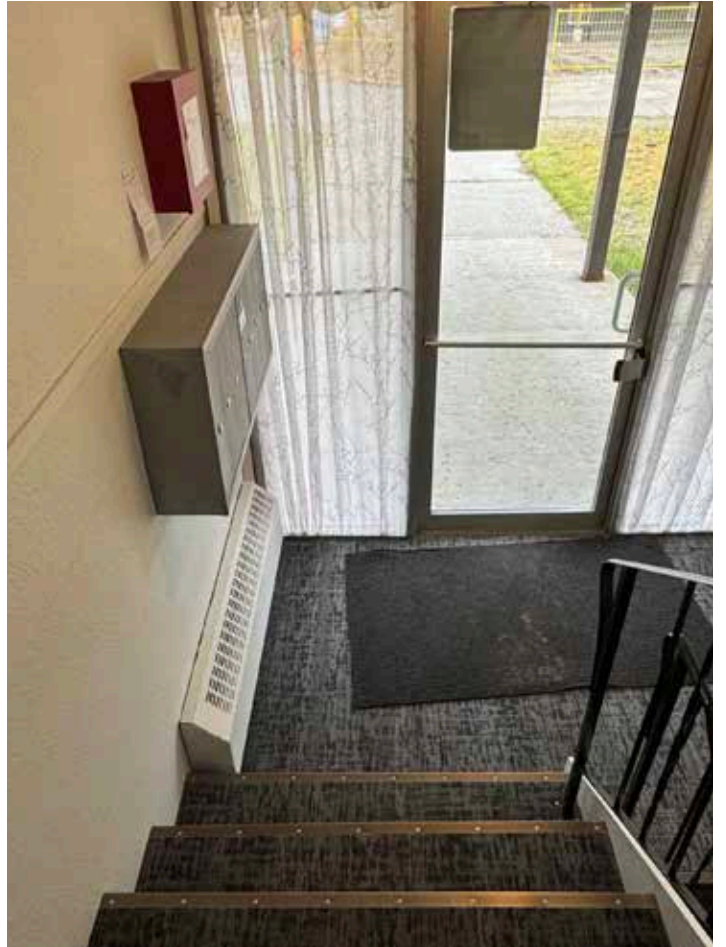
2027 & Potential

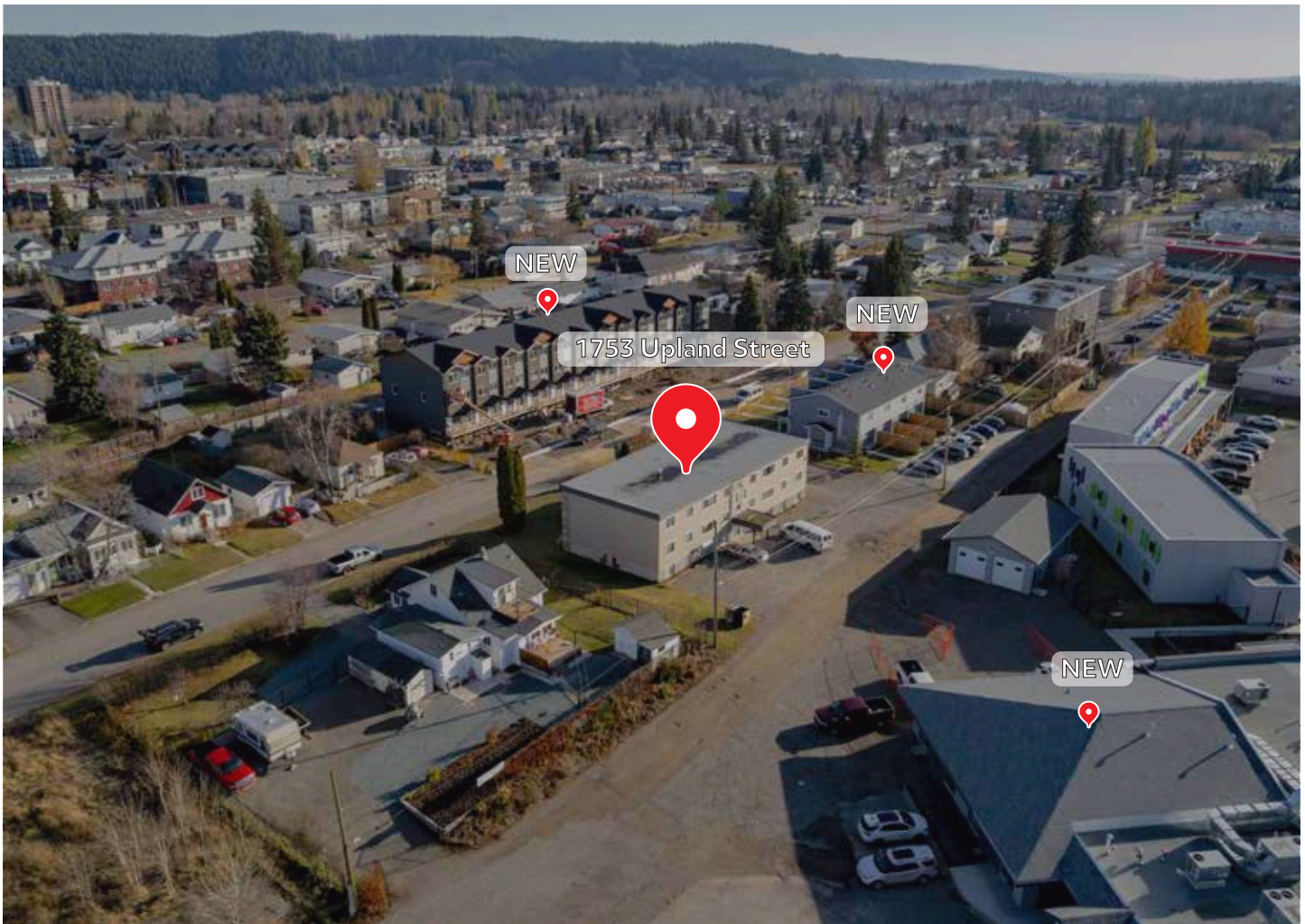
2027 PROJECTED

POTENTIAL

Income			
Monthly rent going in January 1		\$12,716	\$15,700
<b>Total Annual Rent (projected)</b>		<b>\$152,592</b>	<b>\$188,400</b>
Laundry Income		\$2,880	\$2,880
	<b>Less: Vacancy</b>	\$1,526	\$1,884
	<b>Plus Rent Increases</b>	\$3,052	\$3,768
<b>Effective Annual Gross Income (projected)</b>		<b>\$156,998</b>	<b>\$193,164</b>
Expenses (see data room)			
Property Management Fees - 5% of rent collected		\$7,600	\$9,420
Cleaning Lady		\$2,400	\$2,400
Appliance Repairs		\$0	\$0
Repairs & Maintenance		\$2,000	\$2,000
Security - Scheduled on site nightly service call walk through visits		\$3,600	\$3,600
Snow Removal and Grounds Landscaping		\$1,200	\$2,000
Hydro		\$2,000	\$2,200
Gas		\$9,000	\$9,000
Waste Management		\$2,340	\$2,340
Cable / Internet		\$430	\$430
Sewer & Water		\$5,560	\$5,560
Property Tax		\$11,300	\$11,300
Insurance		\$10,500	\$11,000
Inspections		\$750	\$1,000
<b>Total Operating Expenses - December 31</b>		<b>\$58,680.20</b>	<b>\$62,250.00</b>
<b>Net Operating Income</b>		<b><u>\$98,317.72</u></b>	<b><u>\$130,914.00</u></b>
<i>Cap Rate based on a Sale Price of \$1,500,000</i>		<b>6.55%</b>	<b>8.73%</b>







Walk Score  
**86**

**Very Walkable**

Most errands can be accomplished on foot.

Transit Score  
**47**

**Some Transit**

A few nearby public transportation options.

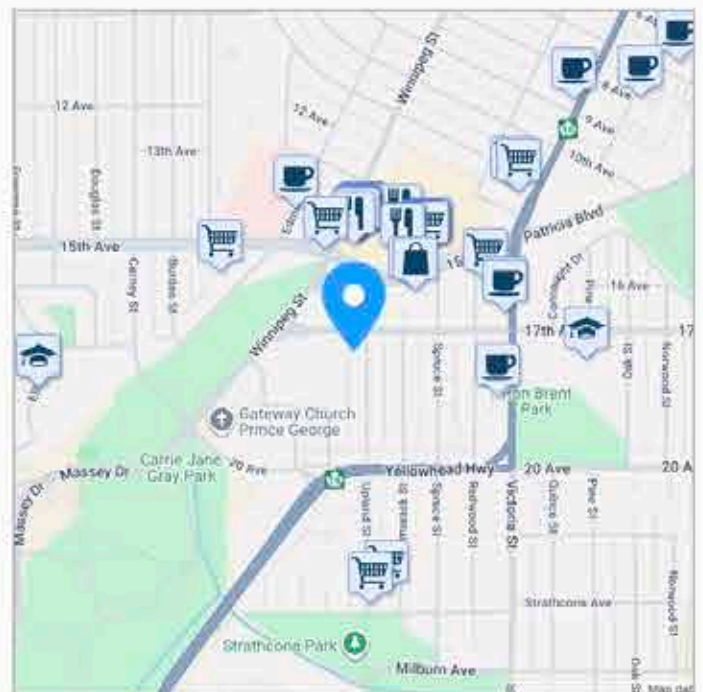
Bike Score  
**60**

**Bikeable**

Some bike infrastructure.

[About your score](#)

[Add scores to your site](#)





Bob Moore  
c. 604.506.8965  
e. bob@robertmoore.ca

560-2608 Granville Street  
Vancouver BC, V6H 3V3  
o. 604.263.1144



**BOB MOORE**  
ROBERTMOORE.CA 604.506.8965



This communication is not intended to cause or induce a breach of any existing agency agreement. This document has been prepared by Dexter Realty for advertising and general information only. Dexter Realty, Robert Moore and Larry Traverence make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Dexter Realty excludes all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.