

FOR SALE

1077 Boundary Road
Prince George, BC



Industrial development opportunity located in Prince George, offering a well-positioned parcel with strong accessibility

\$12,000,000

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

- Industrial land opportunity in Prince George
- Zoned for a range of industrial or commercial uses
- Strategically located with access to major routes
- Suitable for development, storage, or industrial operations
- 98.5-acre industrial land parcel
- Strategically located with excellent access to major transportation routes
- Approximately 2,000 ft of rail access on site

LOCATION MAP



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ADDITIONAL INFO

TITLE SEARCH PRINT

File Reference: C. DAHL
Declared Value \$1500000

2026-04-07, 09:17:07

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	CA7242806 BB921635
Application Received	2018-12-11
Application Entered	2019-01-07
Registered Owner in Fee Simple Registered Owner/Mailing Address:	1189151 B.C. LTD., INC.NO. BC1189151 2023 RIVER ROAD PRINCE GEORGE, BC V2L 5S8
Taxation Authority	Prince George, City of
Description of Land Parcel Identifier: Legal Description:	027-828-051 LOT 1 DISTRICT LOT 749 CARIBOO DISTRICT PLAN BCP39874

Legal Notations

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BB368185
PART FORMERLY THE NORTH HALF DISTRICT 749

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BB752932

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL ACT SEE Y4090.
PART FORMERLY THE SOUTH HALF DISTRICT LOT 749

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BX274899

ADDITIONAL INFO

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2026-04-07, 09:17:07

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Charges, Liens and Interests

Nature:	RIGHT OF WAY
Registration Number:	B9460
Registration Date and Time:	1967-07-24 14:40
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA PART IN RED ON PLAN A2889
Nature:	RIGHT OF WAY
Registration Number:	B10330
Registration Date and Time:	1967-08-11 14:55
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA PART ON PLAN A2892
Nature:	COVENANT
Registration Number:	PM55131
Registration Date and Time:	1998-12-21 14:23
Registered Owner:	CITY OF PRINCE GEORGE THE CROWN IN RIGHT OF BRITISH COLUMBIA AS REPRESENTED BY THE MINISTRY OF ENVIRONMENT LANDS AND PARKS
Remarks:	INTER ALIA
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	BB751208
Registration Date and Time:	2009-01-23 12:15
Registered Owner:	CANADIAN FOREST PRODUCTS LTD. INCORPORATION NO. BC0691547
Remarks:	INTER ALIA PART IN PLAN BCP39684
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	BB751210
Registration Date and Time:	2009-01-23 12:15
Registered Owner:	BRITISH COLUMBIA RAILWAY COMPANY
Remarks:	INTER ALIA PART IN PLAN BCP39685
Nature:	COVENANT
Registration Number:	BB921636
Registration Date and Time:	2009-02-10 12:23
Registered Owner:	CITY OF PRINCE GEORGE

ADDITIONAL INFO

TITLE SEARCH PRINT

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2026-04-07, 09:17:07
Requestor: Prince George Royal LePage

Nature: EASEMENT
Registration Number: BB921636A
Registration Date and Time: 2009-02-10 12:24
Remarks: APPURTENANT TO LOT A PLAN 16570

Nature: COVENANT
Registration Number: BB921637
Registration Date and Time: 2009-02-10 12:24
Registered Owner: CITY OF PRINCE GEORGE

Nature: MORTGAGE
Registration Number: CB2664824
Registration Date and Time: 2026-03-09 11:32
Registered Owner: BANK OF MONTREAL

Nature: ASSIGNMENT OF RENTS
Registration Number: CB2664825
Registration Date and Time: 2026-03-09 11:32
Registered Owner: BANK OF MONTREAL

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

LAND DESCRIPTION

PROPERTY IDENTIFICATION	
Civic Address	1077 Boundary Road, Prince George, BC
Legal Description	Lot 1 District Lot 749 Cariboo District Plan BCP39874
PIDs	027-828-051
Zoning	U1 M5

ZONING

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

U1

Amending Bylaws	14. Utility Zones	
	14.1 U1: Minor Utilities	U1
	14.1.1 Purpose The purpose of this zone is to provide for utilities that may only have a minor impact on adjacent uses.	
	14.1.2 Principal Uses	14.1.3 Secondary Uses
	<ul style="list-style-type: none"> • recycling centre, intermediate • recycling centre, minor • utility, minor 	<ul style="list-style-type: none"> • residential security/operator unit
	14.1.4 Subdivision Regulations 1. N/A.	
	14.1.5 Development Regulations 1. The maximum height is 15.0 m. 2. The minimum front yard is 4.5 m. 3. The minimum side yard is 4.5 m. 4. The minimum rear yard is 4.5 m.	
	14.1.6 Other Regulations 1. A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing that is secondary to an intermediate recycling centre. 2. 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.	

ZONING

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

M5

M5n

Bylaw 9006	12.5	M5, M5n: Heavy Industrial		M5
	12.5.1	Purpose The purpose of this zone is to provide for heavy industries and other uses that may have an impact beyond site boundaries.		
Bylaw 9273	12.5.2	Principal Uses	Bylaw 9578	12.5.2
		<ul style="list-style-type: none"> • auction, major • brewery & distillery, major • cannabis production facility, only in M5n • concrete & asphalt plant • consulting, scientific and technical • contractor service, major • contractor service, minor • equipment, major • equipment, minor • industry, heavy • industry, light • manufacturing, custom indoor • outdoor storage • railway 		Principal Uses (Continued) <ul style="list-style-type: none"> • recycling centre, intermediate • recycling centre, major • recycling centre, minor • self-storage facility • truck or rail terminal, major • truck or rail terminal, minor • utility, major • utility, minor • vehicle repair, major • vehicle repair, minor • vehicle sale, major • warehousing • wrecking yard
			12.5.3	
				Secondary Uses <ul style="list-style-type: none"> • residential security/operator unit • office, only on Lot 2, District Lot 2061, Cariboo District, Plan BCP41101
	12.5.4	Subdivision Regulations		
		<ol style="list-style-type: none"> 1. The minimum lot width is 35.0 m. 2. The minimum lot area is 0.4 ha. 		
	12.5.5	Development Regulations		
		<ol style="list-style-type: none"> 1. The maximum site coverage is 75%. 2. The maximum height is 15.0 m. 3. The minimum front, side, and rear yards are 6.0 m. 		
Bylaw 8256	12.5.6	Other Regulations		
		<ol style="list-style-type: none"> 1. A residential security/operator unit is only permitted in a principal building, or in a single detached or manufactured housing. 		
Bylaw 8119		<ol style="list-style-type: none"> 2. The maximum height for any wrecking yard use, not enclosed within a building, is the height of the solid screen which surrounds it, but in no case shall the wrecking yard use be higher than 3 m above the natural grade. 		
		<ol style="list-style-type: none"> 3. 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 off 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.

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YEARS
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Canadian real estate

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We are the
MOST QUOTED
real estate brand!

A CULTURE OF GIVING BACK



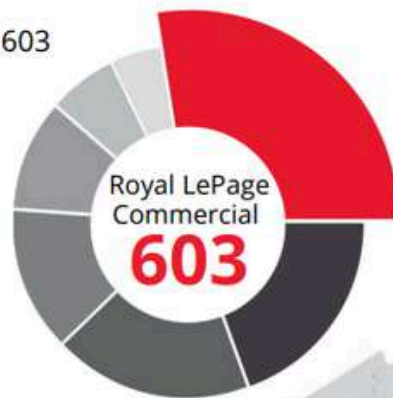
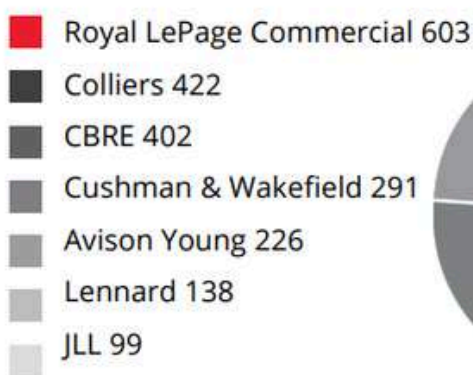
\$41

MILLION
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Royal LePage
Shelter Foundation‡

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†

