

FOR LEASE

1023 La Salle Ave,
Prince George, BC



Renovated Office
Space in High-
Exposure Location

\$15.00 per sq ft base rent

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

- Office leasing opportunity located at 1023 La Salle Ave, Prince George
- 2,000 sq ft of nicely renovated office space
- Move-in ready for April 2026
- Excellent location with strong visibility and exposure
- Functional layout suitable for a variety of professional uses
- On-site parking available for staff and clients
- Zoned C4 – Local Commercial, allowing for a wide range of uses
- Ideal for office, service, or retail-oriented businesses

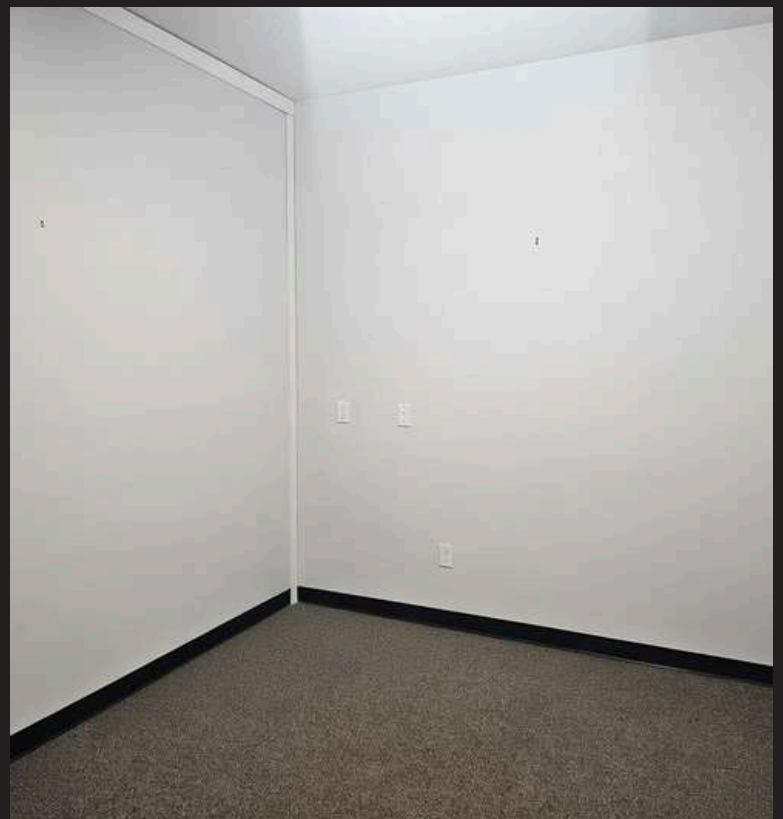
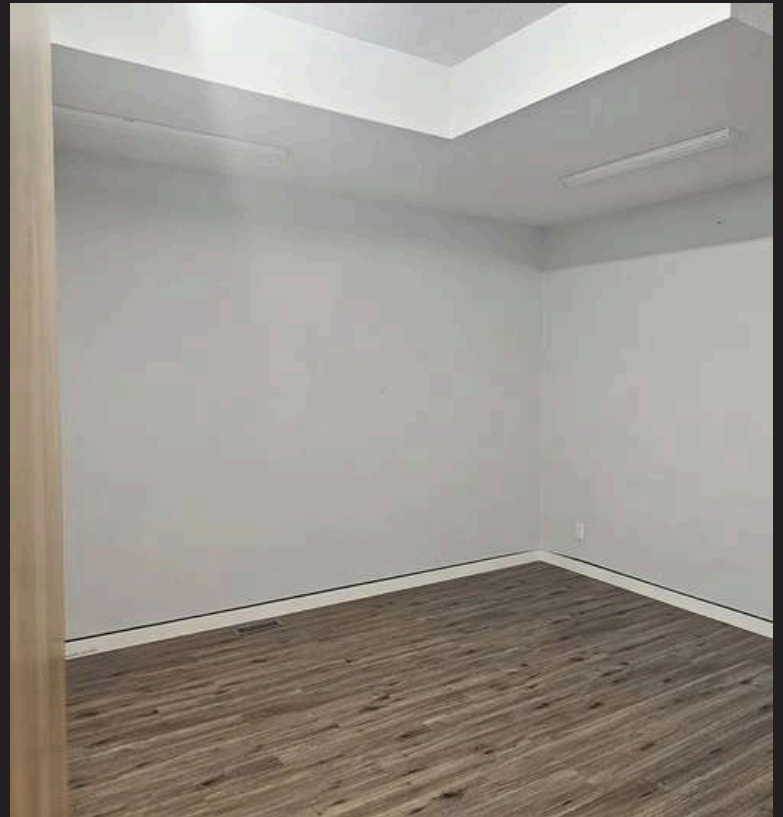
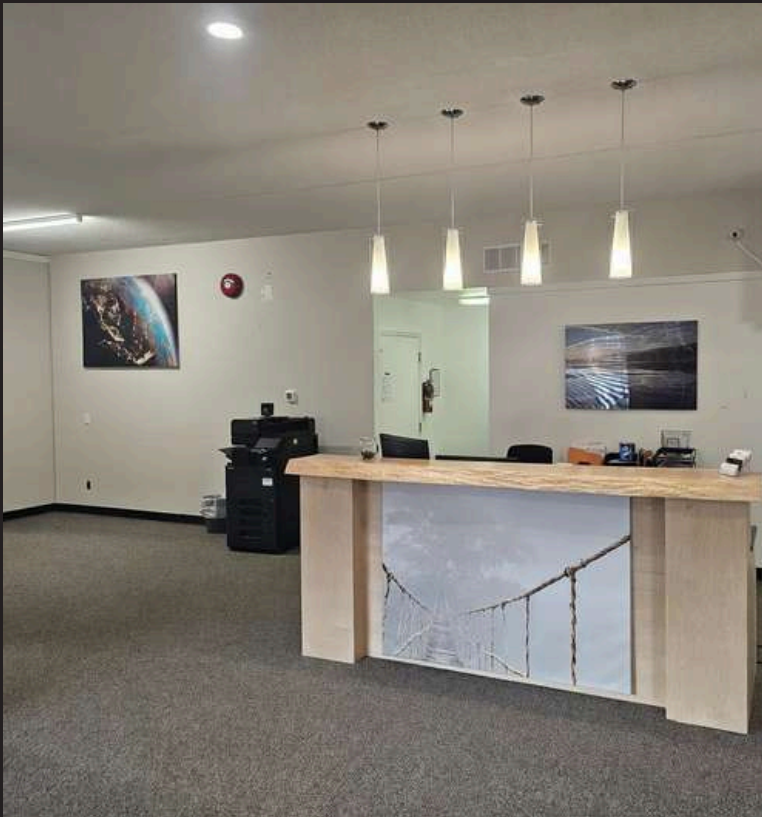
PROPERTY PHOTOS



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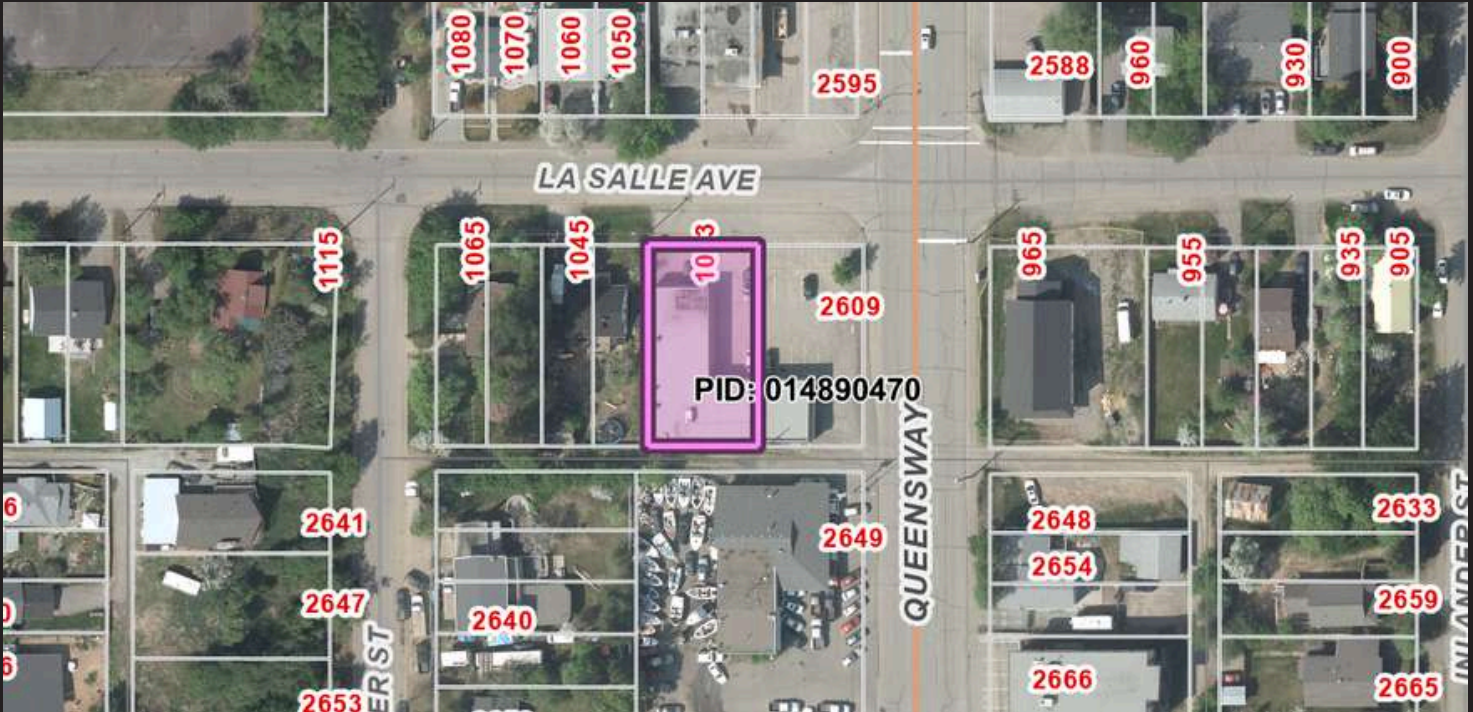


LOCATION MAP



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AERIAL VIEWS



LAND DESCRIPTION

| PROPERTY IDENTIFICATION | |
|-------------------------|--------------------------------------|
| Civic Address | 1023 La Salle Ave, Prince George, BC |
| Zoning | C4 |
| PIDs | 014890470 |
| Site Size | 2000 sq ft |

ZONING

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

C4

C4c

C4I

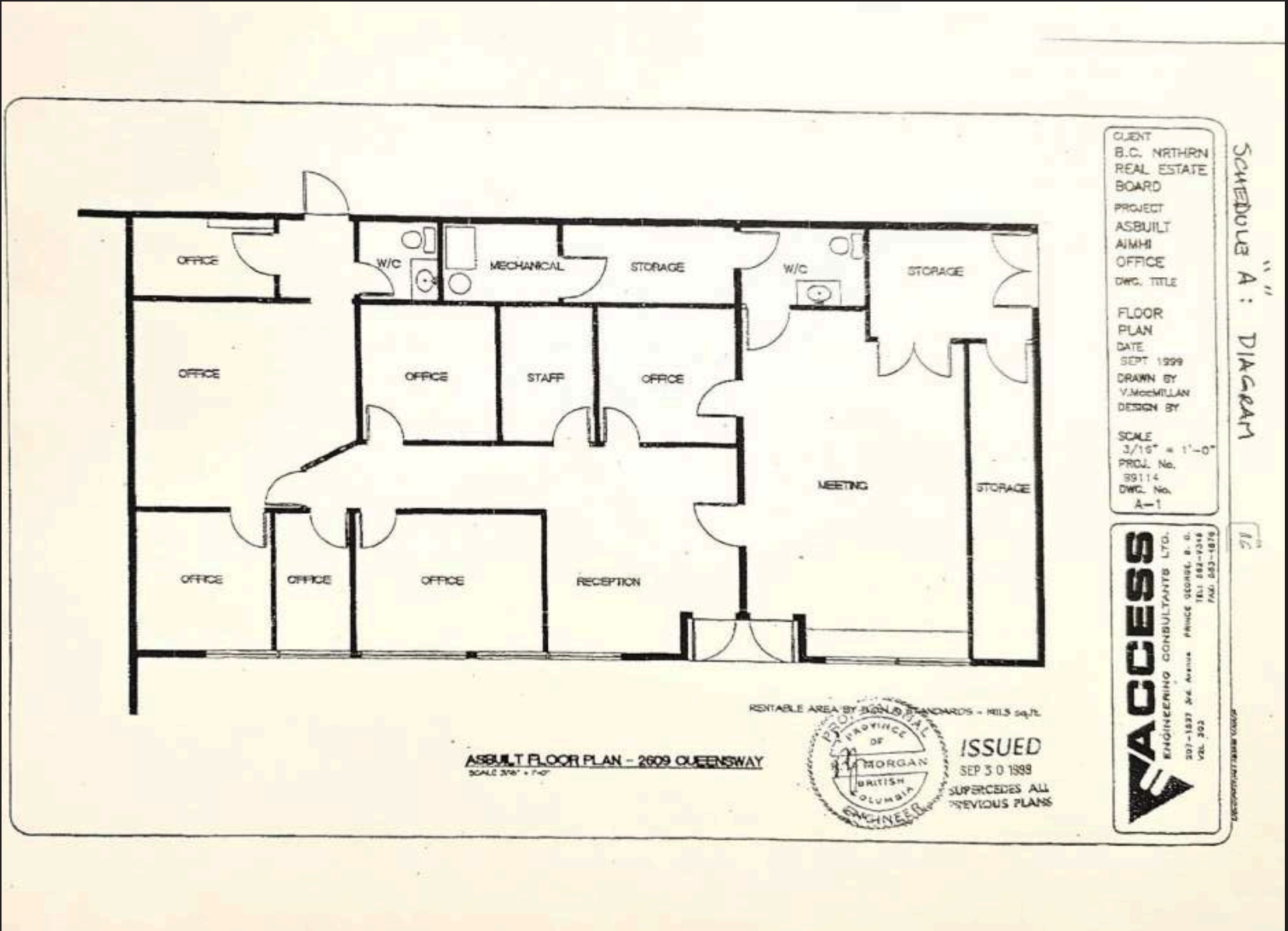
| | | | | |
|------------|---------------|--|--|---|
| Bylaw 8974 | 11.4 | C4, C4c, C4I: Local Commercial | | C4 |
| | 11.4.1 | <p>Purpose The purpose of this zone is to provide for local commercial areas and complementary residential uses.</p> | | |
| Bylaw 9312 | 11.4.2 | <p>Principal Uses</p> <ul style="list-style-type: none"> • community care facility, major • community care facility, minor • health service, minor • liquor primary establishment, major only on Strata Lot 1, District Lot 2508, Cariboo District, Plan PGS353 • liquor primary establishment, minor only in C4I • office • recreation, indoor • restaurant • retail, cannabis only in C4c • retail, convenience • retail, general • retail, liquor only in C4I • service, business support • service, financial • service, household repair • service, massage therapy • service, personal • service, pet grooming & day care | | <p>11.4.2 Principal Uses (Continued)</p> <ul style="list-style-type: none"> • vehicle rental, minor only on Lot B, District Lots 417 and 934, Cariboo District, Plan 28447 • vehicle sale, minor only on Lot B, District Lots 417 and 934, Cariboo District, Plan 28447 • vehicle sale, minor only on Parcel A (PM6183), Block 9, District Lot 934, Cariboo District, Plan 701; Lot 5, Block 9, District Lot 934, Cariboo District, Plan 701; and Lot 6, Block 9, District Lot 934, Cariboo District, Plan 701 • vehicle rental, minor only on Parcel A (PM6183), Block 9, District Lot 934, Cariboo District, Plan 701; Lot 5, Block 9, District Lot 934, Cariboo District, Plan 701; and Lot 6, Block 9, District Lot 934, Cariboo District, Plan 701 • vehicle wash, minor only on Lot 3 and Lot 4, Block 10, District Lot 934, Cariboo District, Plan 701 <p>11.4.3 Secondary Uses</p> <ul style="list-style-type: none"> • home business 1 • housing, apartment • residential security/operator unit |
| | 11.4.4 | <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. | | |
| Bylaw 8449 | | <ol style="list-style-type: none"> 3. The maximum lot area is 4,000 m². | | |

ZONING

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

| | | |
|------------|---------------|--|
| | 11.4.5 | Development Regulations |
| | | <ol style="list-style-type: none"> 1. The maximum residential density is the lesser of 30 dwellings/ha or 6 dwellings/lot. 2. The maximum site coverage is 50%. 3. The maximum height is 10.0 m. 4. The maximum number of storeys is 2.5. |
| Bylaw 8256 | | 5. The minimum front, side, and rear yard is 3.0 m. |
| Bylaw 8256 | 11.4.6 | Other Regulations |
| | | <ol style="list-style-type: none"> 1. Dwellings may only be located above the first storey of a principal building. 2. The maximum gross leasable floor area of a restaurant or the retail of food is 420 m². 3. The maximum gross leasable floor area of a service, financial; office; or retail use in one tenancy is 280 m². 4. The maximum total gross leasable floor area of office uses for any site is 560 m². 5. Outdoor use is not permitted except for a restaurant; liquor primary establishment, minor; parking and loading, provided that all outdoor storage areas are enclosed by a screen. 6. Outdoor liquor primary establishment, minor patios have a maximum occupant load of 20 people. 7. Outdoor restaurant patios have a maximum occupant load of 40 people. 8. 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. |

FLOOR PLANS





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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.

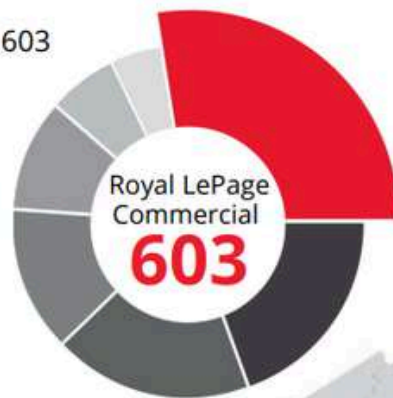
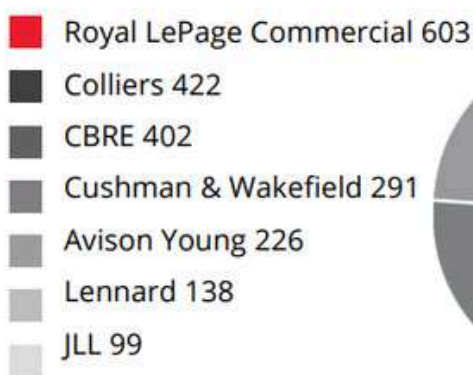
For 110 years, Royal LePage REALTORS® have been helping Canadians buy and sell their homes and supporting the communities where they live and work.

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|---|---|--|---|---|
| <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> |
|---|---|--|---|---|

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†

