

# FOR LEASE

505 4th Ave, Prince  
George, BC



Well-located office space in a professionally managed building offering flexible leasing opportunities.

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Royal LePage® Aspire Realty, Brokerage  
1625 4th Ave, Prince George, BC  
Independently Owned & Operated

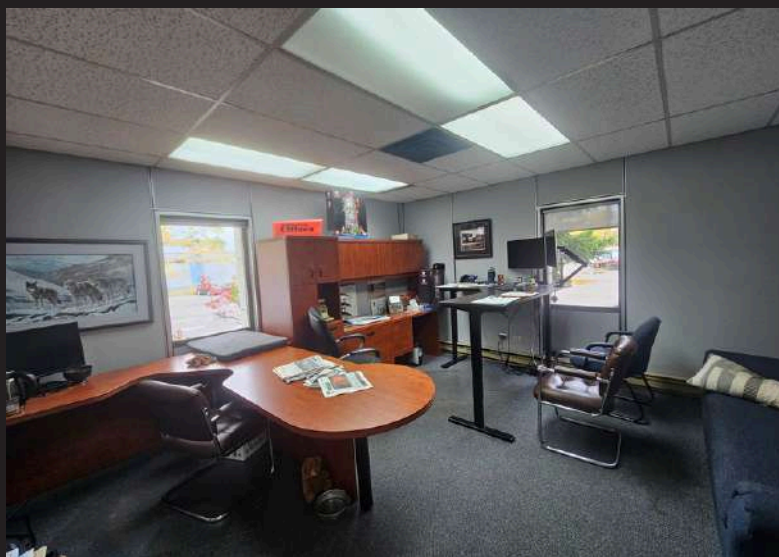
\* PREC - Personal Real Estate Corporation

# PROPERTY OVERVIEW

## Property Features

- Multiple office leasing opportunities within a well-located commercial building
- Up to ±5,800 sq ft of space available
- Flexible configurations suitable for a variety of office users
- Secure and professionally managed building
- Good accessibility with convenient access for clients and staff
- Located in a central Prince George area
- Ideal for professional, administrative, or service-based businesses
- Opportunity to lease individual units (including Unit 230 and Unit 280) or larger configurations

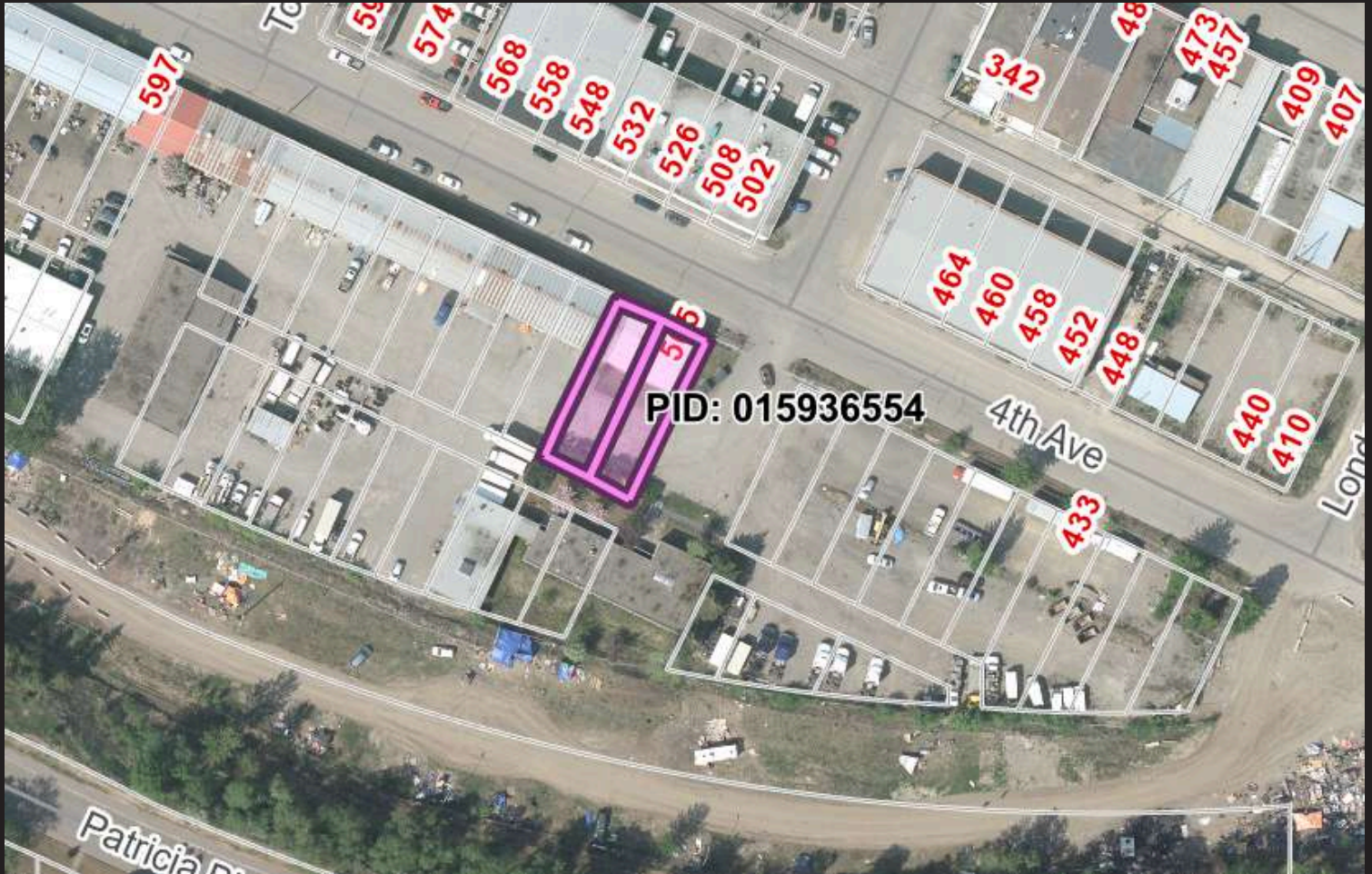
# PROPERTY PHOTOS



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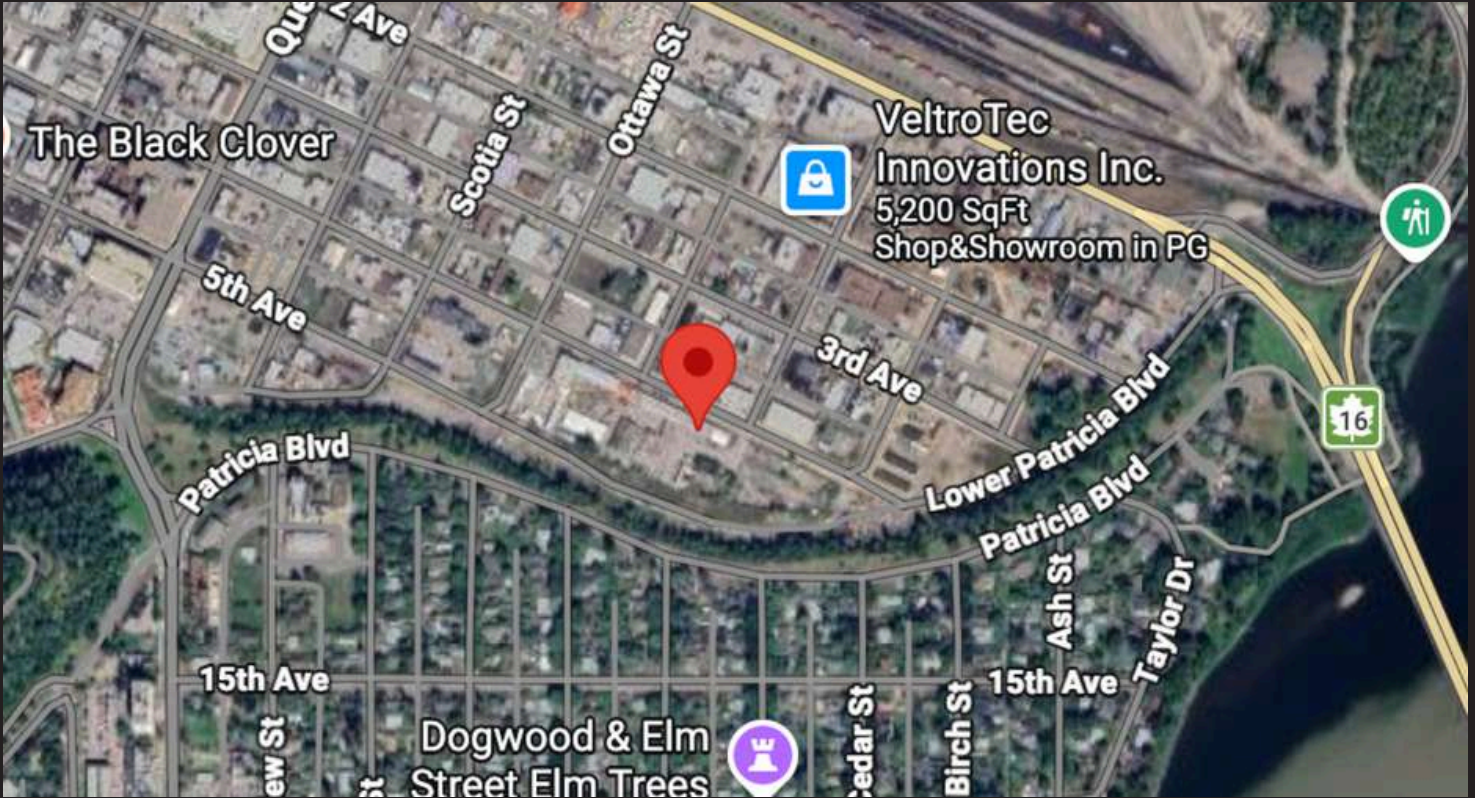


# LOCATION MAP



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# AERIAL VIEWS



# LAND DESCRIPTION

PROPERTY IDENTIFICATION	
Civic Address	505 4th Ave, Prince George, BC
Legal Description	Lot 9 Block 144 DL 343 Plan 1268
PIDs	015-936-554
Zoning	M1
Gross Building Area	5,800 sq ft available for lease

# ZONING

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

## M1

### M1n

Amending Bylaws	12. Business and Industrial Zones		
Bylaw 8586	12.1	M1, M1n: Light Industrial	<b>M1</b>
	12.1.1	<b>Purpose</b> The purpose of this zone is to provide for a mix of business and light industrial uses.	
Bylaw 9273	12.1.2	<b>Principal Uses</b> <ul style="list-style-type: none"> <li>• animal shelter</li> <li>• auction, major</li> <li>• auction, minor</li> <li>• brewery &amp; distillery, minor</li> <li>• building &amp; garden supply</li> <li>• consulting, scientific and technical</li> <li>• contractor service, major</li> <li>• contractor service, minor</li> <li>• education, commercial</li> <li>• emergency service</li> <li>• equipment, major</li> <li>• equipment, minor</li> <li>• fleet service</li> <li>• greenhouse &amp; plant nursery</li> <li>• industry, light</li> <li>• manufacturing, custom indoor</li> <li>• Medical marihuana production facility, only in M1n</li> <li>• parking, non-accessory</li> <li>• railway</li> <li>• recreation, indoor</li> <li>• recycling centre, intermediate</li> <li>• recycling centre, minor</li> <li>• restaurant</li> <li>• retail, general of only business or office supplies</li> <li>• self-storage facility</li> <li>• service, business support</li> <li>• service, food bank only on Lot A, District Lot 936, Cariboo District, Plan 16524</li> </ul>	<b>12.1.2 Principal Uses (Continued)</b> <ul style="list-style-type: none"> <li>• service, household repair</li> <li>• service, industrial support</li> <li>• service, pet grooming &amp; day care</li> <li>• service station, major</li> <li>• service station, minor</li> <li>• transportation depot</li> <li>• truck or rail terminal, minor</li> <li>• utility, major</li> <li>• utility, minor</li> <li>• vehicle rental, major</li> <li>• vehicle rental, minor</li> <li>• vehicle repair, major</li> <li>• vehicle repair, minor</li> <li>• vehicle sale, major</li> <li>• vehicle sale, minor</li> <li>• veterinary service, major</li> <li>• veterinary service, minor</li> <li>• vehicle wash, major</li> <li>• vehicle wash, minor</li> <li>• warehousing</li> <li>• wholesale</li> </ul>
			<b>Bylaw 9488 12.1.3 Secondary Uses</b> <ul style="list-style-type: none"> <li>• Liquor Primary establishment, Minor only for Parcel B (PL39468), Block 35, District Lot 343, Cariboo District, Plan 1268</li> <li>• Liquor Primary, Minor only on Lot 1, District Lot 936, Cariboo District, Plan 21687</li> <li>• outdoor storage</li> <li>• residential security/operator unit</li> <li>• Liquor Primary Establishment, Minor only on Lots 9-10, Block 141, District Lot 343, Cariboo District, Plan 1268</li> </ul>

# ZONING

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

					<ul style="list-style-type: none"> <li>• Retail, Convenience only on Lot A, District Lot 936, Cariboo District, Plan 16962</li> </ul>
			Bylaw 8532	12.1.4	<p><b>Uses Secondary to Food Bank Service Only</b></p> <ul style="list-style-type: none"> <li>• Retail, general of second hand goods only</li> </ul>

**12.1.5 Subdivision Regulations**

1. The minimum lot width is 18.0 m.
2. The minimum lot area is 600 m<sup>2</sup>.

**12.1.6 Development Regulations**

1. The maximum site coverage is 80%.
2. The maximum height is 12.0 m.
3. The minimum front yard is 3.0 m.
4. The minimum side yard is 0.0 m, except it is 3.0 m if it abuts a residential lot or a flanking street.
5. The minimum rear yard is 3.0 m, except it is 1.2 m if it abuts a lane.
6. Notwithstanding the previous sections, no yards are required in the area bounded by First Avenue, Lower Patricia Boulevard, and Queensway.

**12.1.7 Other Regulations**

1. A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing.
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.



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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.

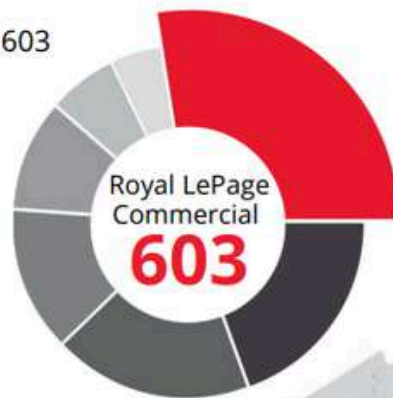
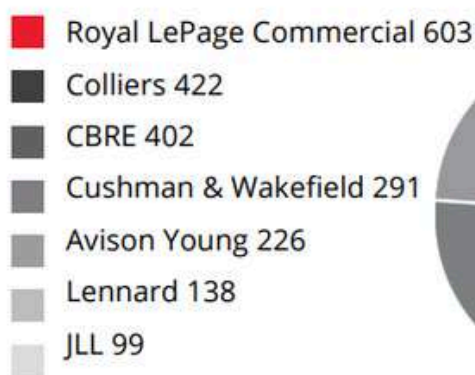
For 110 years, Royal LePage REALTORS® have been helping Canadians buy and sell their homes and supporting the communities where they live and work.

<p><b>MOMENTUM AND GROWTH</b></p>  <p><b>+20,000</b> REALTORS® coast to coast</p>	<p><b>INCREDIBLE REACH</b></p>  <p>royallepage.ca</p> <p><b>60</b> MILLION annual visits/year*</p>	<p><b>STRONG HERITAGE</b></p>  <p><b>110</b> YEARS of success in Canadian real estate</p>	<p><b>THE VOICE OF CANADIAN REAL ESTATE</b></p> <p><b>#1</b> <b>+7.6</b> BILLION media impressions†</p> <p>We are the <b>MOST QUOTED</b> real estate brand!</p>	<p><b>A CULTURE OF GIVING BACK</b></p>  <p><b>\$41</b> 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†

