

2.35-acre

Prime Industrial Building with sale-Leaseback Opportunity



FOR SALE

1951 1st Avenue

Prince George, BC

\$5,250,000

OFFERING MEMORANDUM



Clint Dahl, PREC, REALTOR®
250.981.2070 | clint@clintdahl.ca

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

Property Features

- Well-located industrial property offering approximately 16,283 sq ft of building space on a 2.35-acre site
- Functional layout that includes a showroom, warehouse/shop area, and mezzanine space
- Excellent exposure along 1st Avenue, providing strong visibility for a variety of business uses
- Large yard area allowing for storage, equipment, or operational flexibility
- Easy access for trucks and commercial vehicles with good site circulation
- Ample on-site parking for staff and customers
- Well-maintained building with upgrades completed by current ownership
- Zoned M1 – Light Industrial, supporting a wide range of industrial and commercial uses
- Suitable for owner-users or investors looking for a versatile industrial asset in a central location

Type of property

Industrial building and land

Address of property

1951 1st Avenue, Prince George, B.C.

Legal Description

Lot A District Lot 343 Cariboo District Plan 8628

PID

013-177-664

Dimensions and land area

North boundary (1st Ave.) – 300.00’

East boundary – 341.72’

South boundary – 300.00’

West boundary (Fort St.) – 341.72’

Land Area – 102,516 sf or 2.353 ac

Size of Building

Main floor – 15,419 sf

Mezzanine – 864 sf

Zoning and land use classifications

M1 (Light Industrial)

Highest and best use

Existing use: Industrial Building

DESCRIPTION OF IMPROVEMENTS

The improvement consists of a 15,419 sf industrial building built in 1965, according to BC Assessment. Window stamps in the showroom are from 1964 and 1991. Construction appears to be concrete block with wood posts and trusses with a steel roof on a concrete foundation. Major renovations occurred to the property after the sale in 2019, where \$1,278,250 was spent throughout the property. The main electrical is a 600 amp service, with another 600 amp service being added. The roof is torch on and is new in 2019.

The floorplan consists of a showroom at the front and a shop at the rear. There is a small mezzanine area and various shipping and storage areas.

Showroom – ±3,451 sf

The showroom is open with exposed wood beams and trusses. The flooring is vinyl tile, and the walls are drywalled and slat board. There is a customer counter on the east side, with two offices behind. The offices have full glass walls. The ceilings are ±15.25', and the ductwork is exposed. Lighting is LED. There is a coffee area in the northwestern area, with the utility rooms and washrooms behind. There are two 2pc washrooms, one office, a furnace room that houses the two gas-fired furnaces, and one storage room with a water heater (40 US gallon) and a mop sink. There is an 8' x 10' glass bay door near the front man door. This area is very well done and offers a premium look and feel.

Shipping – ±1,936 sf

East of the showroom is the shipping area. Concrete floor, LED lights, radiant tube heat, plywood walls, and exposed ceiling. The beams and ceiling are painted white, rather than being exposed wood like the showroom. The main 600 amp service is in this area, as well as an 8' x 12' overhead door for shipments. The loading dock is on the outside of this door, and the dock is 3' above ground. There is a small mezzanine storage area on the western wall above the showroom offices.

Mezzanine – ±864 sf

The mezzanine is accessed from stairs south of the showroom through an automatic rolling fire door. There is a large 6pc employee washroom (two toilets, two urinals, hand wash station, shower), a locker area, and a lunchroom with cabinetry and a double sink. Windows in the mezzanine are wood sash and from 1981. The flooring in the washroom is epoxy with a floor drain with drywalled walls, and T-bar ceilings. The flooring in the remaining area is laminate. LED lights and baseboard heat throughout.

Storage and shipping – ±2,016 sf

Below the mezzanine is storage, a shipping area, and a 3pc washroom. The shipping area on the east side is full shop height, approximately 23.5' to the roof deck. The storage area under the mezzanine has approximately 13' ceilings. There is a 14' x 16' overhead door and radiant tube heat.

Shop – ±7,820 sf

The main shop area at the rear of the building is open and has six overhead doors for three drive-through bays. The doors have three glass panels to add light to the space. There is a floor drain in the middle of the shop. The flooring is concrete, and the heating is radiant tube. Six ceiling fans. There were six vehicle lifts of varying load capacities. New electrical has been brought into the shop and is installed on a partial wall past the bay doors. 600 amp service with five 200 amp sub panels for tig welders and a plasma cutter. There is a small compressor room attached to the southeastern side of the shop. The shop has new ducting to allow fresh air from outside.

Comments

The lights are on automatic sensors and are all LED. New LED exterior lights and security cameras. New fencing and gates. The building is older but has been significantly updated and is in very good condition. The shop is set up for light industrial or service commercial uses as there are no craneways. The drive-through bays are a positive. The exterior of the building has been painted and re-sided in areas. The front of the building has decorative stone, and a new sign detail has been added to the northeastern wall. There is a roof overhang at the front entrance and along the northwestern side. There are two roof-mounted AC units for the furnaces. The subject is well situated in the centre of the lot and has good exposure on 1st Avenue.

Construction Summary

Construction date:	1965
Size	Main floor 15,419 sf Mezzanine 864 sf
Electrical	600 ampere x 2
Roof	Torch on (2019)
Framing	Concrete block with wood beams
Foundation	Poured concrete
Heating	Two high-efficiency forced air gas (2019), electric baseboard, gas-fired radiant tubes
Air conditioning	2 A/C units, roof-mounted
Hot water	40-gallon gas-fired (2012)
Plumbing	Two 2pc, 3pc, 6pc, kitchen sink, shop drain
Interior walls and ceilings	Gyproc, plywood, concrete block
Windows	Twin seal units, metal and wood sash
Exterior siding	Painted concrete block and metal, decorative stone, composite wood accents
Flooring	Vinyl tile, laminate, concrete
Lighting	LED

PROPERTY PHOTOS



PROPERTY PHOTOS





PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS

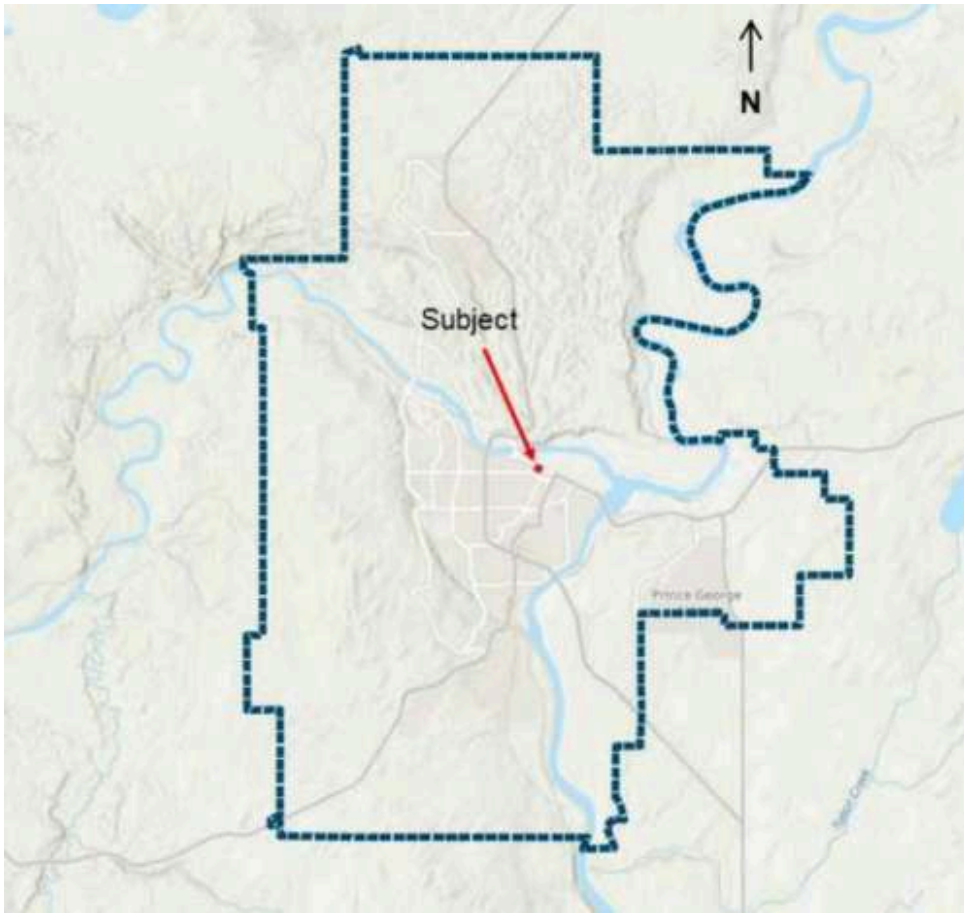




PROPERTY PHOTOS

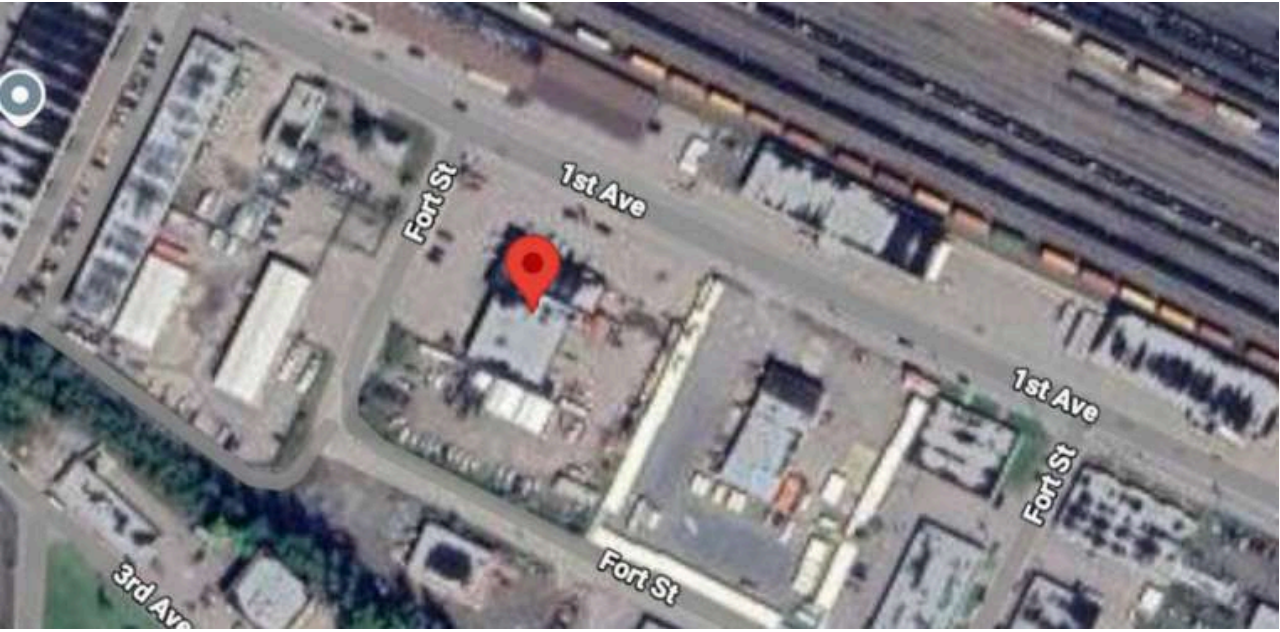


LOCATION MAP



Royal LePage® is a registered trademark of Royal Bank of Canada and is used under licence by Residential Income Fund L.P., Bridgemarq Real Estate Services Inc. and Bridgemarq Real Estate Services Manager Limited. All offices are independently owned and operated, except those marked as indicated at rlp.ca/disclaimer. Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information ©2024 Bridgemarq Real Estate Services Manager Limited. All rights reserved

AERIAL VIEWS



Royal LePage® is a registered trademark of Royal Bank of Canada and is used under licence by Residential Income Fund L.P., Bridgemarq Real Estate Services Inc. and Bridgemarq Real Estate Services Manager Limited. All offices are independently owned and operated, except those marked as indicated at rlp.ca/disclaimer. Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information ©2024 Bridgemarq Real Estate Services Manager Limited. All rights reserved

TITLE SEARCH PRINT

File Reference:
Declared Value \$3290000

2024-06-19, 10:51:32
Requestor: Sean Cranston

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District Land Title Office	PRINCE GEORGE PRINCE GEORGE
Title Number From Title Number	CA7474196 PE35821
Application Received	2019-04-30
Application Entered	2019-05-08
Registered Owner in Fee Simple Registered Owner/Mailing Address:	617569 BRITISH COLUMBIA LTD., INC.NO. BC0617569 1085 GREAT ST PRINCE GEORGE, BC V2N 2K8
Taxation Authority	Prince George, City of
Description of Land Parcel Identifier: Legal Description:	013-177-664 LOT A DISTRICT LOT 343 CARIBOO DISTRICT PLAN 8628
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	MORTGAGE CA7474197 2019-04-30 14:38 BANK OF MONTREAL MODIFIED BY CB45339
 Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	 ASSIGNMENT OF RENTS CA7474198 2019-04-30 14:38 BANK OF MONTREAL MODIFIED BY CB45340

ADDITIONAL INFO

ADDITIONAL INFO

TITLE SEARCH PRINT

File Reference:

Declared Value \$3290000

2024-06-19, 10:51:32

Requestor: Sean Cranston

Nature: MODIFICATION
Registration Number: CB45339
Registration Date and Time: 2022-06-30 10:15
Remarks: MODIFICATION OF CA7474197

Nature: MODIFICATION
Registration Number: CB45340
Registration Date and Time: 2022-06-30 10:15
Remarks: MODIFICATION OF CA7474198

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

LAND DESCRIPTION

PROPERTY IDENTIFICATION	
Civic Address	1951 1st Avenue, Prince George, BC
Legal Description	Lot A District Lot 343 Cariboo District Plan 8628
Site Size	2.35 Acres (102,516 sq ft)
PID	013-177-664
Gross Building Area	±16,283 sq ft

M1

M1n

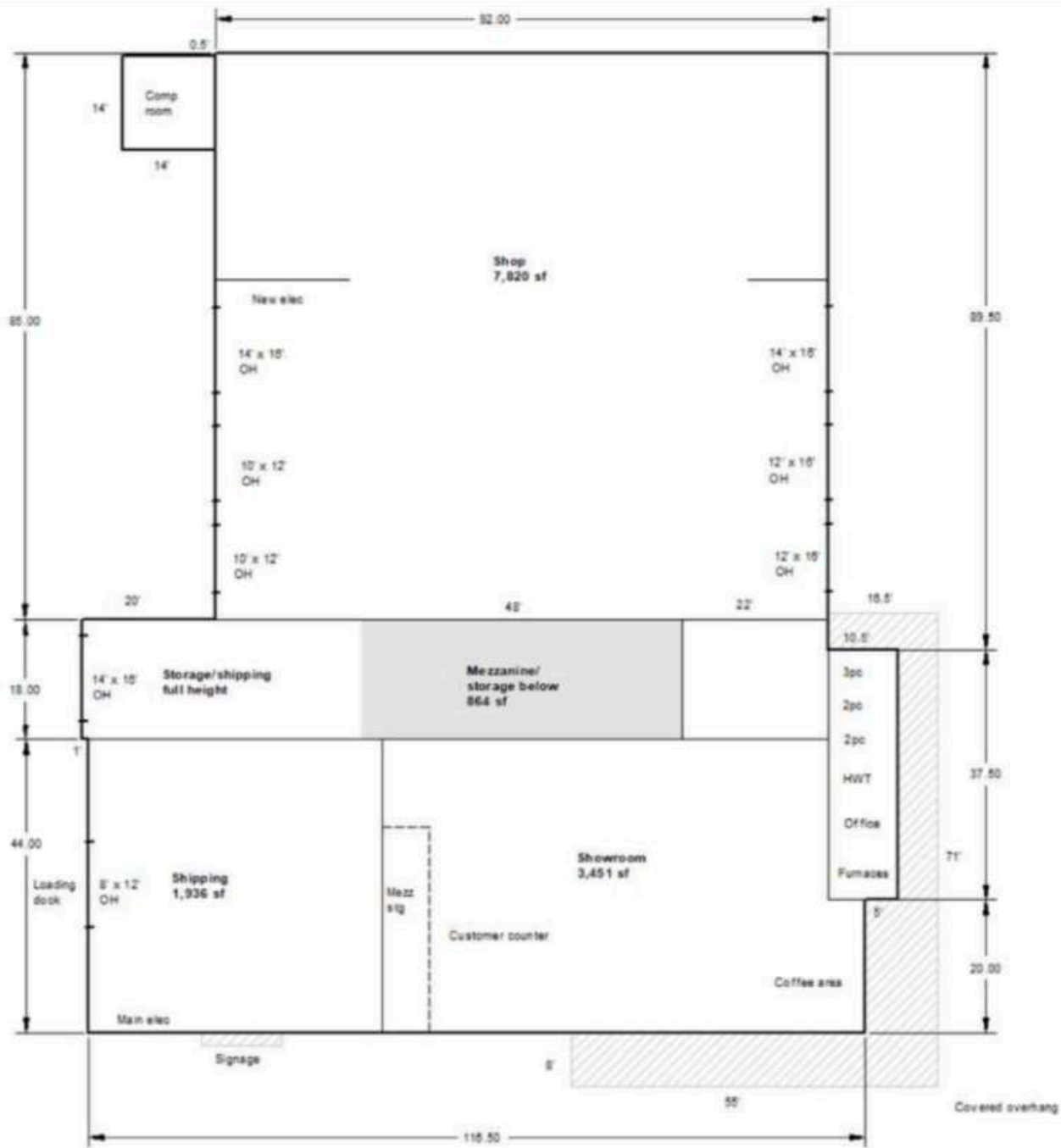
Amending Bylaws	12. Business and Industrial Zones	
Bylaw 8586	12.1	M1, M1n: Light Industrial
	12.1.1	Purpose
		The purpose of this zone is to provide for a mix of business and light industrial uses.
Bylaw 8256 Bylaw 8330 Bylaw 8656 Bylaw 8586 Bylaw 8734 Bylaw 8532 Bylaw 9041 Bylaw 9273	12.1.2 Principal Uses <ul style="list-style-type: none"> • animal shelter • auction, major • auction, minor • brewery & distillery, minor • building & garden supply • consulting, scientific and technical • contractor service, major • contractor service, minor • education, commercial • emergency service • equipment, major • equipment, minor • fleet service • greenhouse & plant nursery • industry, light • manufacturing, custom indoor • Medical marijuana production facility, only in M1n • parking, non-accessory • railway • recreation, indoor • recycling centre, intermediate • recycling centre, minor • restaurant • retail, general of only business or office supplies • self-storage facility • service, business support • service, food bank only on Lot A, District Lot 	12.1.2 Principal Uses (Continued) <ul style="list-style-type: none"> • service, household repair • service, industrial support • service, pet grooming & day care • service station, major • service station, minor • transportation depot • truck or rail terminal, minor • utility, major • utility, minor • vehicle rental, major • vehicle rental, minor • vehicle repair, major • vehicle repair, minor • vehicle sale, major • vehicle sale, minor • veterinary service, major • veterinary service, minor • vehicle wash, major • vehicle wash, minor • warehousing • wholesale
	Bylaw 8843 Bylaw 9181 Bylaw 9390	12.1.3 Secondary Uses <ul style="list-style-type: none"> • Liquor Primary establishment, Minor only for Parcel B (PL39468), Block 35, District Lot 343, Cariboo District, Plan 1268 • Liquor Primary, Minor only on Lot 1, District Lot 936, Cariboo District, Plan 21687 • outdoor storage • residential security/operator unit • Liquor Primary Establishment, Minor only on Lots 9-10, Block 141,

ZONING

	<p>936, Cariboo District, Plan 16524</p>	<p>Bylaw 8532</p>	<p>District Lot 343, Cariboo District, Plan 1268</p> <p>12.1.4 Uses Secondary to Food Bank Service Only</p> <ul style="list-style-type: none"> • Retail, general of second hand goods only
	<p>12.1.5 Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot width is 18.0 m. 2. The minimum lot area is 600 m². <p>12.1.6 Development Regulations</p> <ol style="list-style-type: none"> 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. <p>12.1.7 Other Regulations</p> <ol style="list-style-type: none"> 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. 		

ZONING

FLOOR PLANS





Clint Dahl, PREC, REALTOR®
250.981.2070 | clint@clintdahl.ca

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.

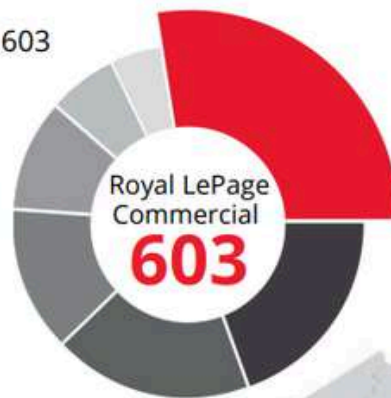
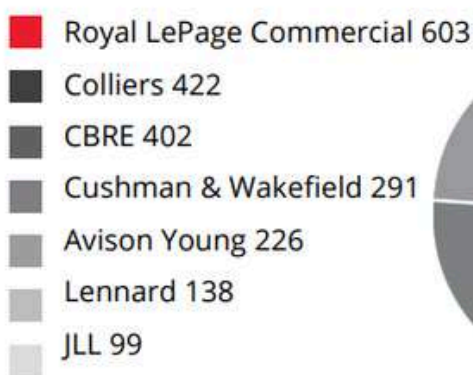
For 110 years, Royal LePage REALTORS® have been helping Canadians buy and sell their homes and supporting the communities where they live and work.

<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†

