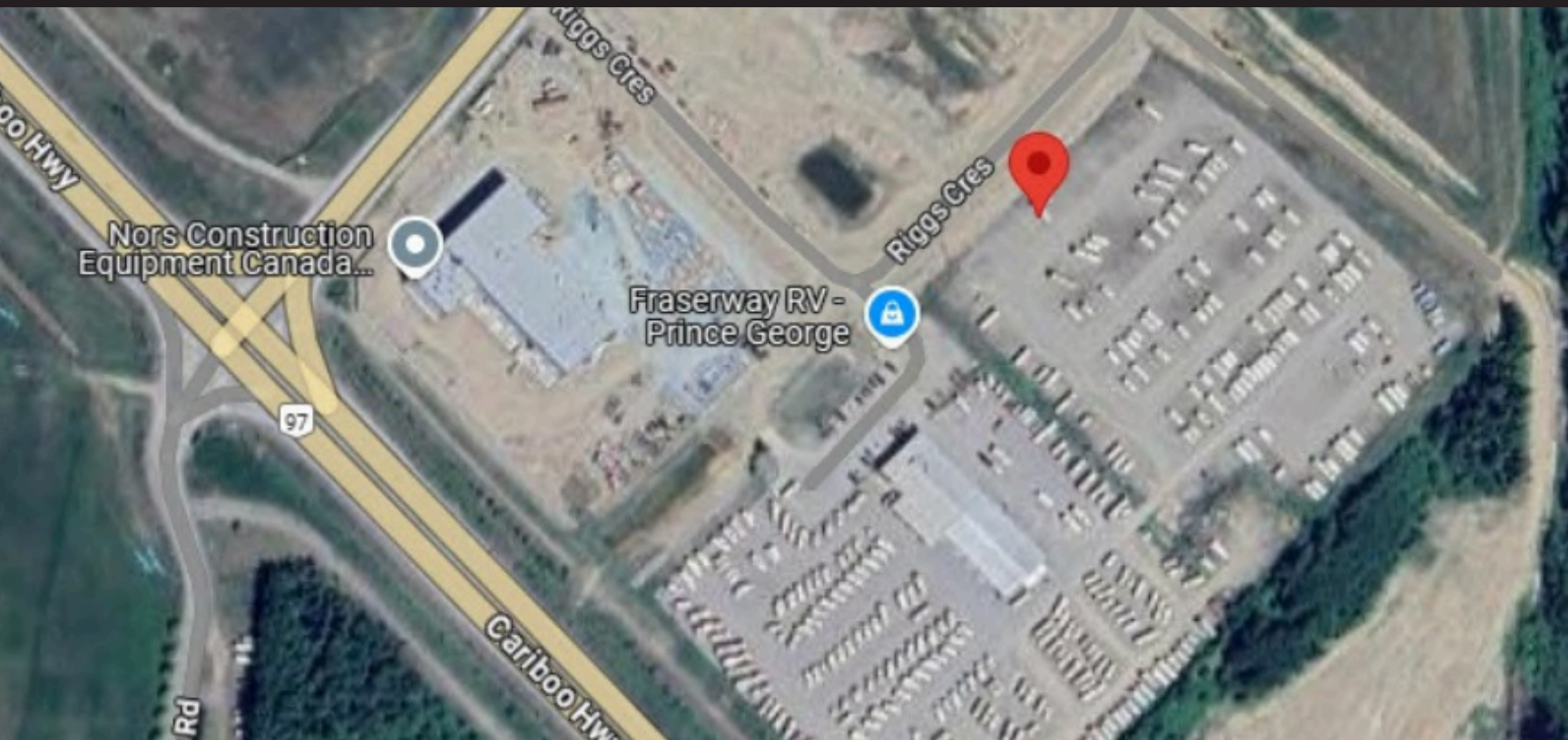


# FOR SALE

7447 Riggs Crescent,  
Prince George, BC



Prime industrial land  
opportunity offering  
3.44 acres in a strategic  
location

**\$960,000**

---

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

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

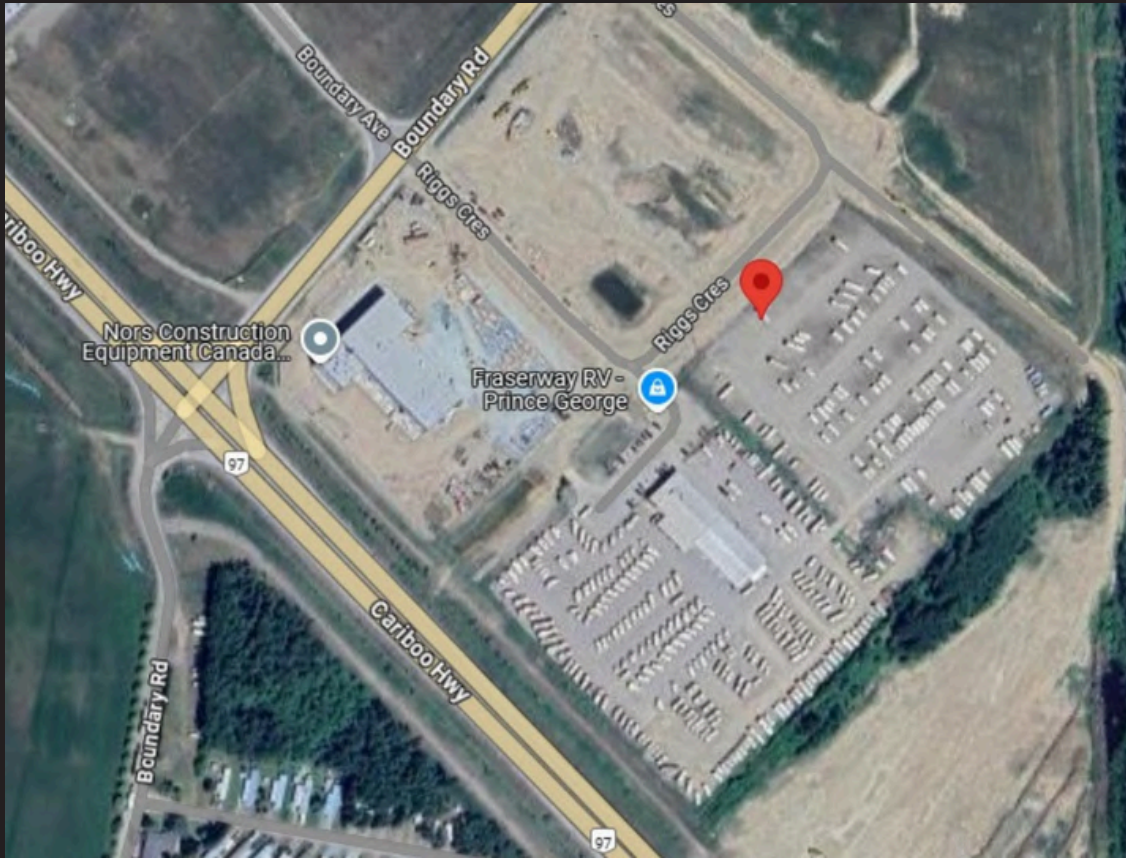
\* PREC - Personal Real Estate Corporation

# PROPERTY OVERVIEW

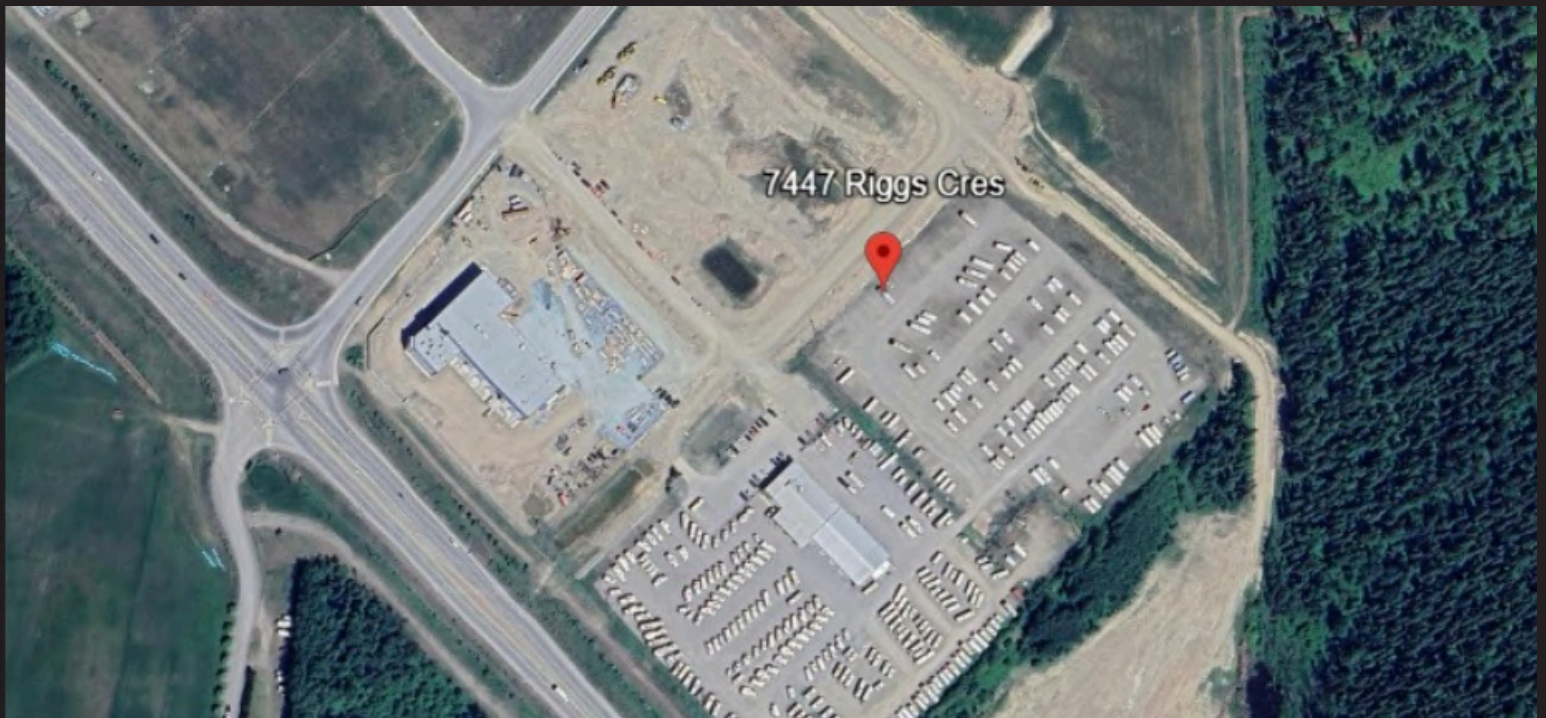
## Property Features

- 3.44-acre industrial property ideally located just off Highway 97 South, offering excellent accessibility and exposure
- Flat and usable site providing flexibility for storage, development, or industrial operations
- Situated in a growing industrial area with strong surrounding businesses and convenient highway access
- Opportunity to acquire additional land, as the neighboring property is also available, bringing the total potential to approximately 6.88 acres
- Zoned M1 – Light Industrial, allowing for a wide range of industrial and commercial uses
- Ideal for investors, developers, or owner-users looking to secure land in a high-demand industrial corridor

# PROPERTY PHOTOS



# LOCATION MAP



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# ADDITIONAL INFO

## TITLE SEARCH PRINT

2024-09-11, 10:25:57

File Reference: C. DAHL

Requestor: Prince George Royal LePage

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

<b>Land Title District</b> Land Title Office	PRINCE GEORGE PRINCE GEORGE
<b>Title Number</b> From Title Number	CA8447893 FB497888
<b>Application Received</b>	2020-09-23
<b>Application Entered</b>	2020-10-07
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	464263 BRITISH COLUMBIA LTD., INC.NO. BC0464263 33141 OLD RIVERSIDE ROAD ABBOTSFORD, BC V2S 7B3
<b>Taxation Authority</b>	Prince George, City of
<b>Description of Land</b> Parcel Identifier: Legal Description:	031-193-005 LOT 105 DISTRICT LOTS 748 AND 750 CARIBOO DISTRICT PLAN EPP99266
<b>Legal Notations</b>	THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE CA3393516  THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE CA3483212  THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA7708943

# ADDITIONAL INFO

## TITLE SEARCH PRINT

File Reference: C. DAHL

2024-09-11, 10:25:57

Requestor: Prince George Royal LePage

### Charges, Liens and Interests

Nature: U. AND E & R  
Registration Number: PB103  
Registration Date and Time: 1988-01-04 13:12  
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA  
Remarks: INTER ALIA  
PART FORMERLY BLOCK A OF THE SOUTH EAST 1/4 OF DISTRICT LOT 748 CARIBOO DISTRICT, SECTION 47 LAND ACT, SEE PB102

Nature: MORTGAGE  
Registration Number: CA4848631  
Registration Date and Time: 2015-12-01 14:43  
Registered Owner: BANK OF MONTREAL  
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
Registration Number: CA4848632  
Registration Date and Time: 2015-12-01 14:43  
Registered Owner: BANK OF MONTREAL  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CA8447898  
Registration Date and Time: 2020-09-23 16:18  
Registered Owner: CITY OF PRINCE GEORGE  
Remarks: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA  
INTER ALIA

Nature: PRIORITY AGREEMENT  
Registration Number: CA8447899  
Registration Date and Time: 2020-09-23 16:18  
Remarks: INTER ALIA  
GRANTING CA8447898 PRIORITY OVER CA4848631 AND CA4848632

Nature: COVENANT  
Registration Number: CA8447900  
Registration Date and Time: 2020-09-23 16:18  
Registered Owner: CITY OF PRINCE GEORGE  
Remarks: INTER ALIA

# ADDITIONAL INFO

## TITLE SEARCH PRINT

2024-09-11, 10:25:57

File Reference: C. DAHL

Requestor: Prince George Royal LePage

Nature: PRIORITY AGREEMENT  
Registration Number: CA8447901  
Registration Date and Time: 2020-09-23 16:18  
Remarks: INTER ALIA  
GRANTING CA8447900 PRIORITY OVER CA4848631 AND  
CA4848632

Nature: COVENANT  
Registration Number: CA8447902  
Registration Date and Time: 2020-09-23 16:18  
Registered Owner: CITY OF PRINCE GEORGE  
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT  
Registration Number: CA8447903  
Registration Date and Time: 2020-09-23 16:18  
Remarks: INTER ALIA  
GRANTING CA8447902 PRIORITY OVER CA4848631 AND  
CA4848632

Nature: COVENANT  
Registration Number: CA8447904  
Registration Date and Time: 2020-09-23 16:18  
Registered Owner: CITY OF PRINCE GEORGE  
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT  
Registration Number: CA8447905  
Registration Date and Time: 2020-09-23 16:18  
Remarks: INTER ALIA  
GRANTING CA8447904 PRIORITY OVER CA4848631 AND  
CA4848632

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

# LAND DESCRIPTION

PROPERTY IDENTIFICATION	
Zoning	M1
Legal Description	LOT 105 DISTRICT LOTS 748 AND 750 CARIBOO DISTRIC
PIDs	031-193-005

# ZONING

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

**M1**

**M1n**

Amending Bylaws	12. Business and Industrial Zones		
Bylaw 8586	<b>12.1</b>	<b>M1, M1n: Light Industrial</b>	<b>M1</b>
	<b>12.1.1</b>	<b>Purpose</b> The purpose of this zone is to provide for a mix of business and light industrial uses.	
Bylaw 9273	<b>12.1.2</b>	<b>Principal Uses</b>	<b>12.1.2 Principal Uses (Continued)</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 marijuana 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>	<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>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>
			Bylaw 9488

# 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**

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

**12.1.6 Development Regulations**

- The maximum site coverage is 80%.
- The maximum height is 12.0 m.
- The minimum front yard is 3.0 m.
- The minimum side yard is 0.0 m, except it is 3.0 m if it abuts a residential lot or a flanking street.
- The minimum rear yard is 3.0 m, except it is 1.2 m if it abuts a lane.
- 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**

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



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 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

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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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Canadian real estate

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**MOST QUOTED**  
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**\$41**

MILLION  
raised for the  
Royal LePage  
Shelter Foundation‡

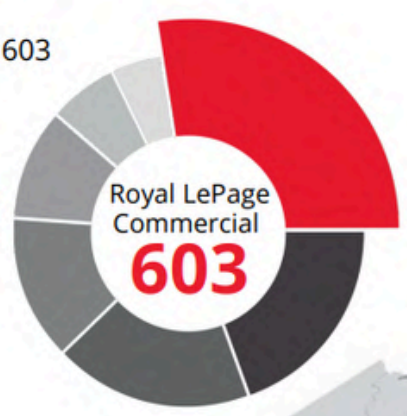


# The Royal LePage Commercial Advantage

- 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\*

- Royal LePage Commercial 603
- Colliers 422
- CBRE 402
- Cushman & Wakefield 291
- Avison Young 226
- Lennard 138
- JLL 99



170 locations across Canada



## Growth percentage†

- Royal LePage Commercial **+60%**
- Colliers -2%
- Cushman & Wakefield -3%
- CBRE 1%
- Avison & Young 20%

