

FOR LEASE

C8076504

7405 John Hart hwy,
Prince George, BC



High-Exposure
Highway Property

\$16.50 per sq ft

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

- Total building area of 14,458 sq ft
- Situated on 1.92 acres of land
- Fully fenced yard area
- Prime high-exposure location on Hart Highway with a functional mix of shop and office space
- Two drive-thru bays
- Separate warehouse with bay doors
- Well-designed office layout
- Dedicated boardroom, staff lunchroom and ample on-site parking
- Excellent value for size, yard space, and versatility

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



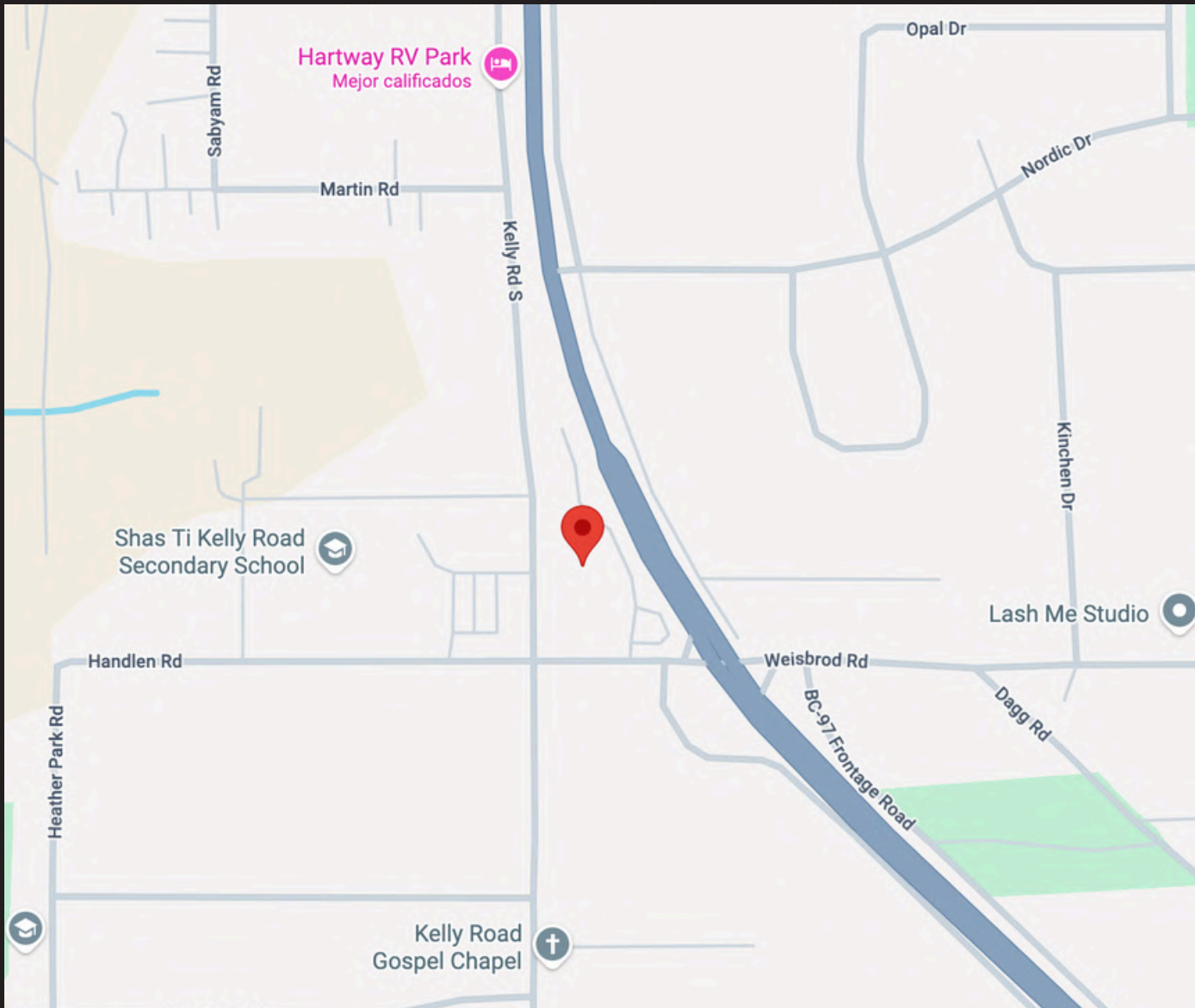
PROPERTY PHOTOS



PROPERTY PHOTOS

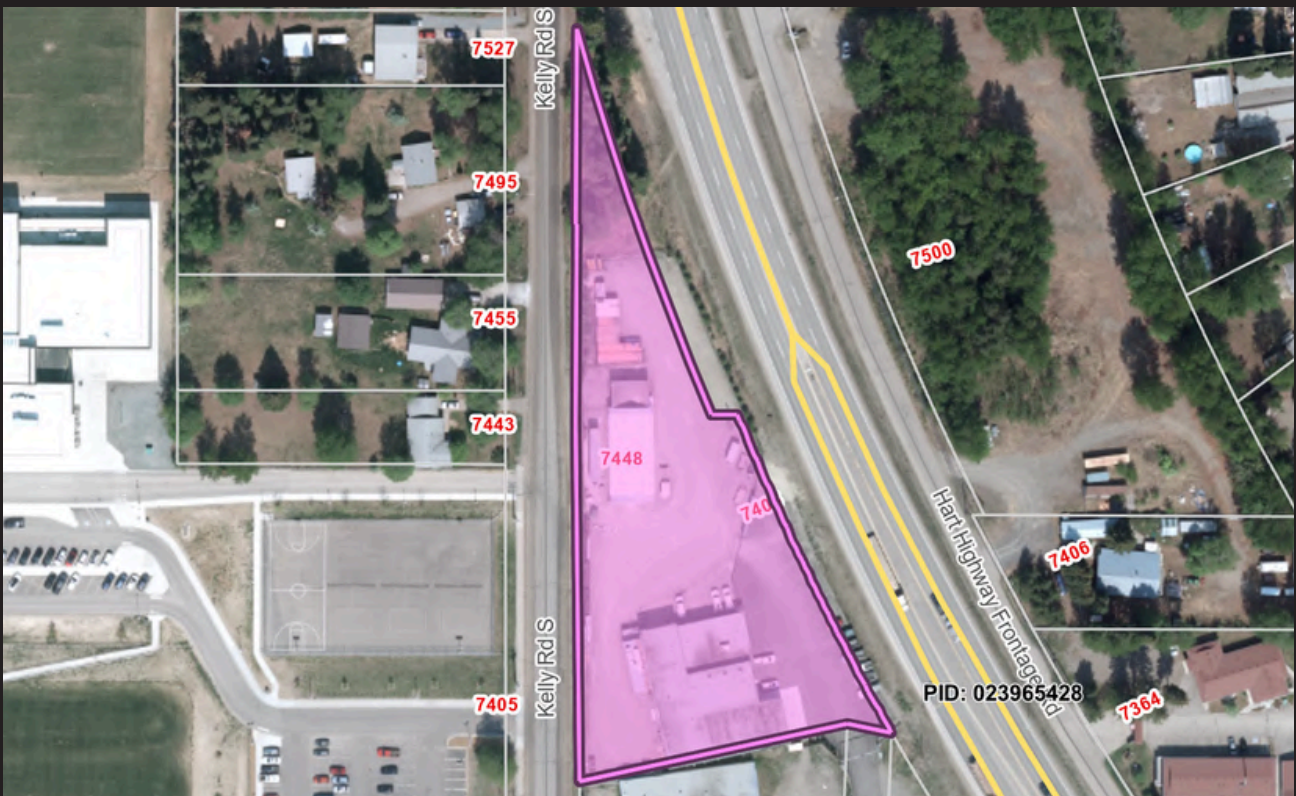
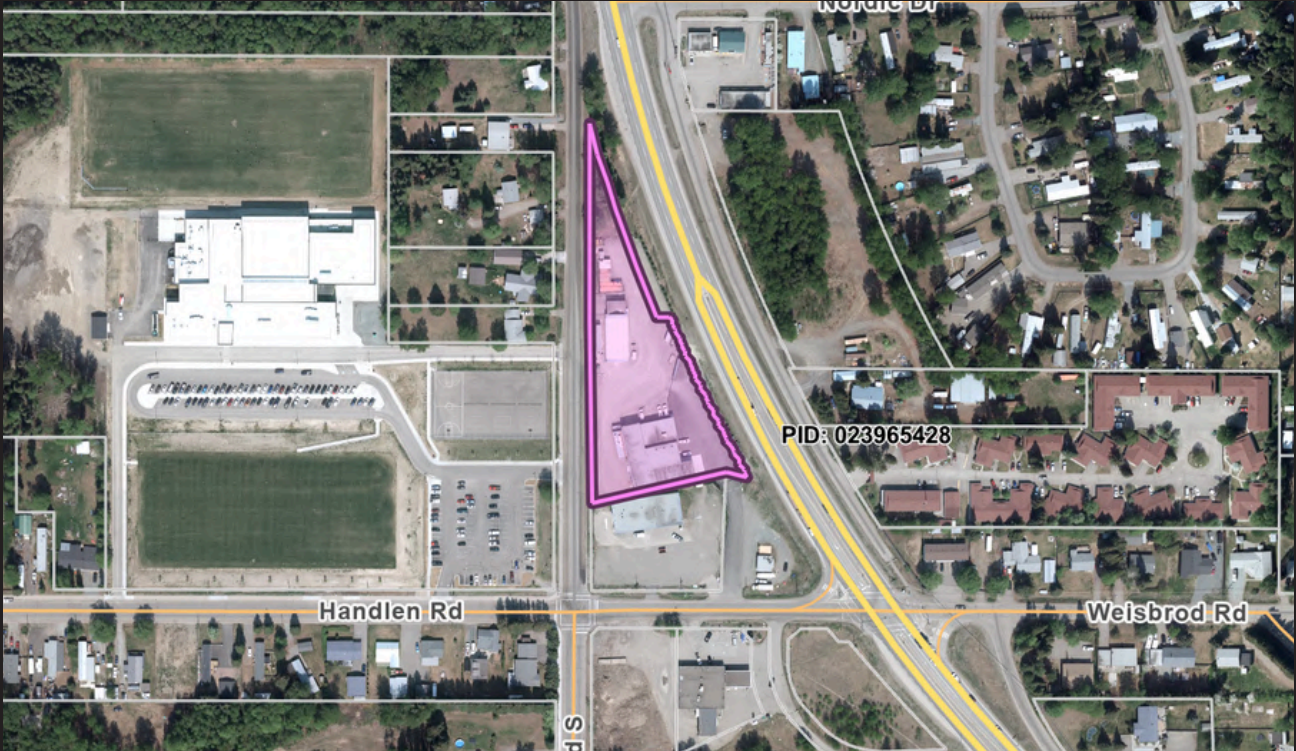


LOCATION MAP



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



LAND DESCRIPTION

PROPERTY IDENTIFICATION	
Civic Address	7405 Hart Highway, Prince George, BC
Legal Description	Parcel A, District Lot 2433, Cariboo District, Plan PGP41832
PIDs	023-965-428
Site Size	1.92 Acres
Gross Building Area	14,458 Sq Ft

ZONING

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

M3

M3n

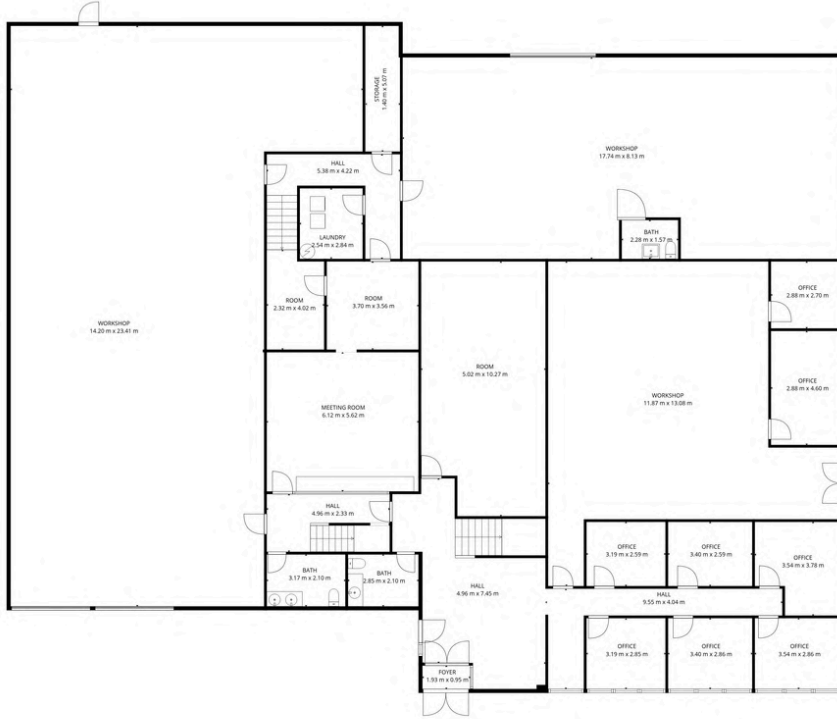
	12.3	M3, M3n: Business Industrial	M3				
	12.3.1	Purpose The purpose of this zone is to provide for a mix of business and light industrial uses, generally without outdoor storage.					
Bylaw 9273	12.3.2	Principal Uses <ul style="list-style-type: none"> • auction, minor • broadcasting studio • building & garden supply • consulting, scientific and technical • contractor service, major only on Lot 6, District Lot 4039, Cariboo District, Plan EPP56988 • contractor service, minor • education, commercial • equipment, major • equipment, minor • greenhouse & plant nursery • industry, light • manufacturing, custom indoor • medical marihuana production facility, only in M3n • parking, non-accessory • recreation, indoor • recycling centre, intermediate • recycling centre, minor • restaurant • retail, convenience retail, flea market 	<table border="0"> <tr> <td>12.3.2</td> <td>Principal Uses (Continued) <ul style="list-style-type: none"> • retail, general of only business or office supplies; and home furnishings only on Lot 1, DL 2508, Cariboo District, Plan 19210 • self-storage facility • service, business support • service, industrial support • service, household repair • service, pet grooming & daycare • service station, major • service station, minor • transportation depot • utility, minor • vehicle rental, major • vehicle rental, minor • vehicle repair major • vehicle repair, minor • vehicle sale, major • vehicle sale, minor • vehicle wash, major • vehicle wash minor • veterinary service, minor • warehousing • wholesale </td> </tr> <tr> <td>12.3.3</td> <td>Secondary Uses <ul style="list-style-type: none"> • residential security/operator unit • outdoor storage </td> </tr> </table>	12.3.2	Principal Uses (Continued) <ul style="list-style-type: none"> • retail, general of only business or office supplies; and home furnishings only on Lot 1, DL 2508, Cariboo District, Plan 19210 • self-storage facility • service, business support • service, industrial support • service, household repair • service, pet grooming & daycare • service station, major • service station, minor • transportation depot • utility, minor • vehicle rental, major • vehicle rental, minor • vehicle repair major • vehicle repair, minor • vehicle sale, major • vehicle sale, minor • vehicle wash, major • vehicle wash minor • veterinary service, minor • warehousing • wholesale 	12.3.3	Secondary Uses <ul style="list-style-type: none"> • residential security/operator unit • outdoor storage
12.3.2	Principal Uses (Continued) <ul style="list-style-type: none"> • retail, general of only business or office supplies; and home furnishings only on Lot 1, DL 2508, Cariboo District, Plan 19210 • self-storage facility • service, business support • service, industrial support • service, household repair • service, pet grooming & daycare • service station, major • service station, minor • transportation depot • utility, minor • vehicle rental, major • vehicle rental, minor • vehicle repair major • vehicle repair, minor • vehicle sale, major • vehicle sale, minor • vehicle wash, major • vehicle wash minor • veterinary service, minor • warehousing • wholesale 						
12.3.3	Secondary Uses <ul style="list-style-type: none"> • residential security/operator unit • outdoor storage 						
	12.3.4	Subdivision Regulations <ol style="list-style-type: none"> 1. The minimum lot width is 18.0 m. 2. The minimum lot area is 600 m². 					
	12.3.5	Development Regulations <ol style="list-style-type: none"> 1. The maximum site coverage is 80%. 2. The maximum floor area ratio is 1.6. 3. The maximum height is 12.0 m. 4. The minimum front yard is 3.0 m. 5. The minimum side yard is 0.0 m, except it is 3.0 m if it abuts a residential lot or a flanking street. 6. The minimum rear yard is 3.0 m, except it is 1.2 m if it abuts a lane. 					

ZONING

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

Bylaw 8256	12.3.6	Other Regulations
		1. A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing.
Bylaw 8330		2. Outdoor use is not permitted except for auction; building & garden supply; equipment, minor; restaurant; greenhouse & plant nursery; recycling centre; service station; utility, contractor service; industry; vehicle sale; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
		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.

FLOOR PLANS



TOTAL: 497 m²
 1st floor: 297 m², 2nd floor: 200 m²
 EXCLUDED AREAS: WORKSHOP: 506 m², STORAGE: 14 m², ROOM: 9 m²,
 OPEN TO BELOW: 9 m², WALLS: 31 m²

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



TOTAL: 497 m²
 1st floor: 297 m², 2nd floor: 200 m²
 EXCLUDED AREAS: WORKSHOP: 506 m², STORAGE: 14 m², ROOM: 9 m²,
 OPEN TO BELOW: 9 m², WALLS: 31 m²

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

FLOOR PLANS



TOTAL: 497 m2

1st floor: 297 m2, 2nd floor: 200 m2

EXCLUDED AREAS: WORKSHOP: 506 m2, STORAGE: 14 m2, ROOM: 9 m2,
OPEN TO BELOW: 9 m2, WALLS: 31 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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.

MOMENTUM AND GROWTH



+20,000

REALTORS®
coast to coast

INCREDIBLE REACH



royallepage.ca

60

MILLION
annual visits/year*

STRONG HERITAGE



110

YEARS
of success in
Canadian real estate

THE VOICE OF CANADIAN REAL ESTATE

#1
+7.6

BILLION
media impressions†

We are the
MOST QUOTED
real estate brand!

A CULTURE OF GIVING BACK



\$41

MILLION
raised for the
Royal LePage
Shelter Foundation‡

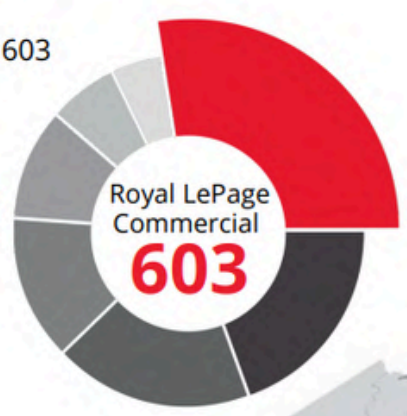


The Royal LePage Commercial Advantage

- 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%

