

For Lease

2597 Vance Road

Prince George, BC

New 8,500 sf retail development with drive-thru along Yellowhead Highway



Teresa Pham, Associate
604.757.5100
teresa.pham@avisonyoung.com

Daniel Lee*, Principal
604.757.5102
daniel.lee@avisonyoung.com
*Daniel J. Lee Personal Real Estate Corporation

**AVISON
YOUNG**



Property summary

MUNICIPAL ADDRESS

2597 Vance Road, Prince George, BC

SITE AREA

1.23 acres

SIZE

Building A - 1,000 sf to 5,156 sf

Building B - 1,000 sf to 3,233 sf

BASIC RENT

Contact listing agents

ADDITIONAL RENT

Estimated at \$8.00 psf (2022)

TIMING




Q3 2022

Location

The city of Prince George is situated at the confluence of the Fraser and Nechako rivers and conveniently located at the crossroad of Highways 16 and 97. The city has a population of 82,290 residents (2020) and is the economic capital of northern British Columbia thanks to its large and ever-growing forest products sector.

The Subject Property is located at the conjunction of Highway 16 (26,510 vehicles per day) and Vance Road resulting in exceptional exposure from all directions. This prime piece of real estate is set directly across the street from multiple noteworthy retailers such as Costco, JYSK, Best Buy and Boston Pizza.

Property features

-  Excellent exposure with direct frontage to Yellowhead Highway
-  Ample surface parking
-  Drive-thru opportunities

**AVISON
YOUNG**

**THE BEST
MANAGED
COMPANIES**

Platinum
member

Avison Young
#2900 - 1055 W. Georgia Street
Box 11109 Royal Centre
Vancouver, BC V6E 3P3 Canada

avisonyoung.com

© 2021 Avison Young. All rights reserved. E. & O.E.: The information contained herein was obtained from sources that we deem reliable and, while thought to be correct, is not guaranteed. Avison Young Commercial Real Estate Services, LP ("Avison Young")

Site Plan

