

639 2nd Ave, Prince George Building for Sale



**3000 SQ FT SHOP ON
A SECURE LOT
INDUSTRIAL / COMMERCIAL
AFFORDABLE
\$529,000**

FOR MORE INFORMATION PLEASE CONTACT
DAVE FULLER, TEAM POWERHOUSE REALTY
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Disclaimer

By requesting this information package, the recipient acknowledges the responsibility to perform a due diligence review prior to any acquisition of in whole or in part and or merger or interest in the subject property.

The marketing information presented in this confidential package is the result of the representations and research utilizing sources and materials considered to be reliable and to contain information deemed to be relevant to the property but without any guarantees or specific statements or implied.

Any measurements, pro forma financial information, and projections contained in this document cannot anticipate economic, socioeconomic, and political factors, which might impact the expected growth.

Accordingly, Team Powerhouse Realty and David Fuller, Realtor, make no representations, expressed or implied, as to the validity, accuracy or relevance of the measurements, quality of the buildings or business and projections.

Due Diligence and verification of measurements and calculations of buyers is to be expected.

INTRODUCTION



Team Powerhouse Realty is pleased to present the property of the Stop Shop at 639 2nd Avenue in Prince George, BC. This M1-zoned light industrial property sits in the established East End Industrial district and includes the real property, tools and equipment – all offered at \$529,000.

Prince George is British Columbia's self-proclaimed "Northern Capital," serving as the primary commercial and industrial hub for the BC Interior and Northern regions. The city benefits from its position at the crossroads of Highways 16 and 97, making it a key logistics, distribution, and service node for the region.

The subject property presents a straightforward opportunity for an owner-operator or investor seeking established industrial space in a proven location. The business previously operated as an automotive service centre (Stop Shop), offering mechanical services, brake work, and wheel alignments. The building retains infrastructure suited to a range of light industrial and service-oriented uses under M1 zoning.



PROPERTY OVERVIEW 639 2ND AVE PRINCE GEORGE BC

This package was developed to facilitate the transfer of the land and building at 629 2nd Avenue in Prince George to new ownership. Current owners have used the building for their automotive business

Currently the site of the Stop Shop who has been successful in downtown Prince George for 40 years.

The site has huge potential for, Mechanics Contractors, Manufacturing, Wholesale or any small business needing shop space
Comes with equipment

Asking Price : \$529,000

SECURE YARD

M1 ZONING

Ideal for Contractors

3000+SQ FT BUILDING

4 BAYS 4 BAY DOORS

HIGH VISIBILITY IDEAL FOR BUSINESS SUCCESS



PROPERTY WOULD BE IDEAL FOR AUTOMOTIVE REPAIRS

This location is ideal for a rental company looking for a large site with a shop that is easy to access for customers and suppliers alike.



DISTRIBUTION OR WHOLESALE

With Access to the North , this site would be ideal for companies looking for a distribution center for themselves or access to the PG region.



CONTRACTORS

Great Exposure for Contractors who need a shop and office space. Easy access to both the Hart Highway and Hwy 16 East. secure yard.



BUILDING AND ASKING PRICE

The Stop Shop is for sale at an asking price of \$529,000 which includes a 3000 sq ft building, a secure yard, 3 Bays and 4 overhead doors. Lifts and tools



SITE HIGHLIGHTS

- Mixed newer Concrete Block and wood building
- Industrial location with variety of zoning options
- 3000 + Square Feet of Building
 - (including 3 bays, office and storage rooms)
- Fenced Yard Space
- Torch on Roofing
- Zoning: M1 Light Industrial
- Equipment and tools included
- In good shape
- Asking price \$529,000

BUILDING INFO

Category	Detail	Notes
Civic Address	639 2nd Avenue	East End Industrial, PG
PID	025-686-305	
Zoning	M1 – Light Industrial	Not in ALR
OCP Designation	Light Industrial	Consistent with zoning
Lot Size	6,600 sq ft	0.15 acres approx.
Gross Leasable Area	3,000 sq ft	Single storey
Year Built	1960 / 2012 approx	Warehouse / Storage structure
Elevation Range	570.64 m – 571.00 m	Level site
Roof	Torch on 2003 Approx	
Transit Score	41 / Some Transit	
Water / Sewer	Metered – Active	Connected since 1998
Annual Utilities (est.)	~\$1,306 / year	Water, sewer, garbage

PROPERTY COMPARISONS

The following comparables are sourced from the Paragon MLS system and represent recent commercial and industrial sales and active listings in the Prince George market. Comparable #1 is the most relevant direct competitor, located just 210 metres from the subject property in the same M1 zone

Address	Status	Dist.	List Price	Sold Price	Value	Area (sf)	Zone
796 4th Ave	Active	0.21 km	\$864,900	-	\$542,000	3,740	M1
490 Quebec	Closed	0.78 km	\$1,299,000	\$1,200,000	\$1,362,000	12,514	C1
751 Brunswick	Closed	1.02 km	\$749,900	\$760,000	\$738,000	2,830	C1
1532 6th Avenue	Closed	1.08 km	\$2,300,000	\$2,350,000	\$2,133,000	10,372	C1
1551 9th Avenue	Closed	1.26 km	\$425,000	\$373,000	\$350,000	1,540	C7
595 Ongman	Closed	3.04 km	\$209,900	\$197,250	\$138,200	-	M2

Key takeaway: The only directly comparable M1-zoned active listing (796 4th Avenue, just 210 m away) is listed at \$864,900 – 63% above the asking price for this property – for a building of similar size.

At \$529,000, 639 2nd Avenue represents a compelling value proposition in the current market.

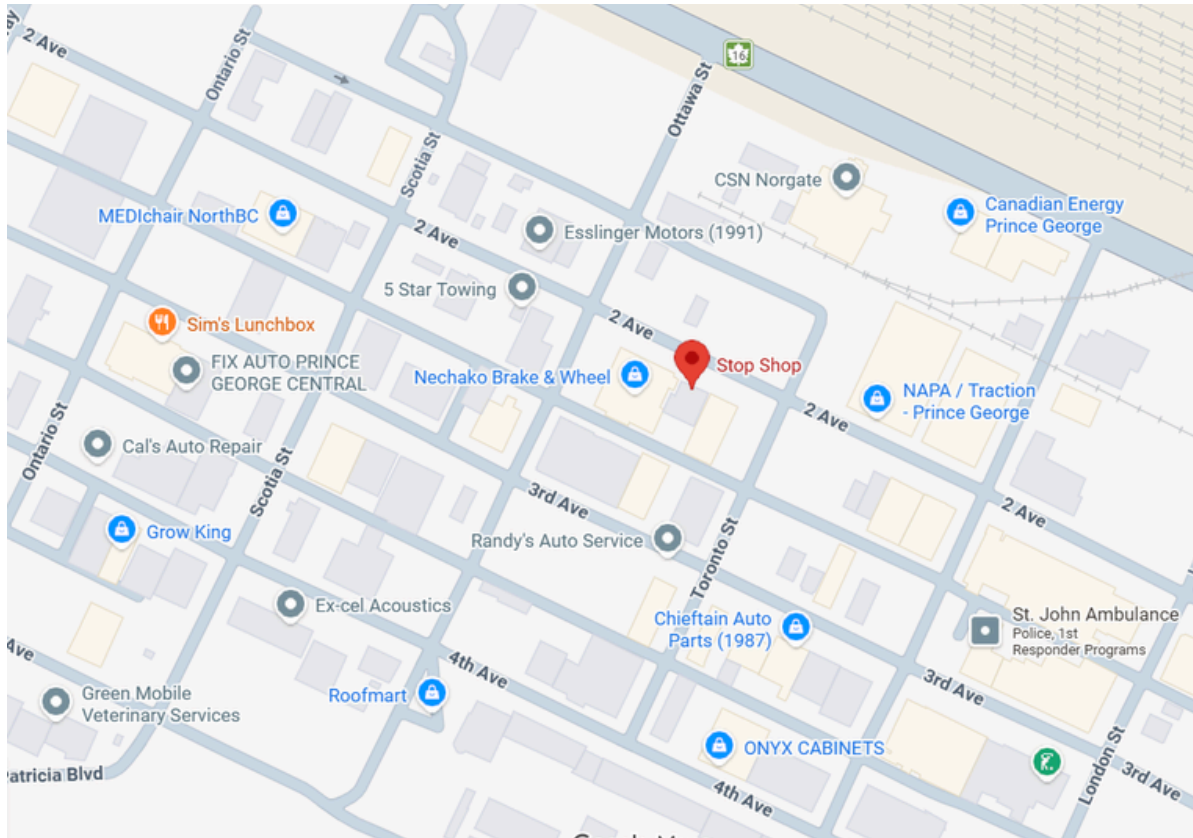


Item	Amount
Asking Price	\$529,000
Space size	3000 sq ft
# Bays	3 Bays 4 doors
Price Per SF (GLA – 3,000 sf)	\$176.33 / sf
Price Per SF (Lot – 6,600 sf)	\$80.15 / sf
Annual Property Tax (2025)	\$7,198.27
Annual Utilities (est.)	~\$1,306 / year
Total Est. Annual Carrying Cost	~\$8,504 / year (taxes + utilities)
Nearest M1 Comparable List Price	\$864,900 (796 4th Ave)
Saving vs. Nearest Comparable	\$335,900 (38.8% discount)

PHOTO GALLERY



MAP LOCATION



Buyer Profile	Opportunity
Owner-Operator	Operate an automotive, trades, storage, or light industrial
Investor / Landlord	Acquire M1 industrial space in a tight market, lease to a trades
Redevelopment	The M1 zoning and lot size offer flexibility for a future
Business Purchaser	Acquire an established automotive/service business

TAX REPORT CITY OF PRINCE GEORGE

Comm - Detailed Tax Report

Property Information			
Prop Address	639 2ND AV	Jurisdiction	CITY OF PRINCE GEORGE
Municipality	CITY OF PRINCE GEORGE	Neighborhood	810-EAST END INDUSTRIAL
Area		SubAreaCode	
PropertyID	025-686-305	BoardCode	N
PostalCode	V2L 3A1		

Property Tax Information			
TaxRoll Number	0000787000	Gross Taxes	\$7,198.27
Tax Year	2025	Tax Amount Updated	05/16/2025
More PIDS			
025-686-305			
More PIDS2			

Owner Name & Mailing Address			
Owner1 1		Owner2 1	
Owner1 2		Owner2 2	
Mail Addr1		Mail Addr3	
Mail Addr2		Mail Addr4	
MailPostalCode			

Legal Information									
PlanNum	Lot	Block	LotDist	LandDist	Section	Twntship	Range	Meridian	
PGP1268	A	38	343	05					
Legal FullDescription									
LOT A, BLOCK 38, PLAN PGP1268, DISTRICT LOT 343, CARIBOO LAND DISTRICT, LOT A(BV255710)									

Land & Building Information			
Width		Depth	
Lot Size	6600 SQUARE FEET	Land Use	
Actual Use	STORAGE & WAREHOUSING (CLOSED)	Zoning	
BCA Description	WAREHOUSE, STORAGE		
WaterConn			
BCAData Update	01/12/2026		

Actual Totals		
Land	Improvement	Actual Total
\$129,000.00	\$247,000.00	\$376,000.00

Municipal Taxable Totals				
Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$129,000.00	\$247,000.00	\$0.00	\$10,000.00	\$366,000.00

School Taxable Totals				
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$129,000.00	\$247,000.00	\$0.00	\$10,000.00	\$366,000.00

Sales History Information			
Sale Date	Sale Price	Document Num	SaleTransaction Type
7/7/2003	\$0.00	BV255710	REJECT - NOT SUITABLE FOR SALES ANALYSIS
3/20/1997	\$84,500.00	PL11818	IMPROVED SINGLE PROPERTY

M1 ZONING PRINCE GEORGE

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 8588 Bylaw 8734 Bylaw 8532 Bylaw 9041 Bylaw 9273	<p>12.1.2 Principal Uses</p> <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 936, Cariboo District, Plan 16524
	<p>12.1.2 Principal Uses (Continued)</p> <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
	<p style="background-color: #cccccc;">Bylaw 8843</p> <p style="background-color: #cccccc;">Bylaw 9181</p> <p>12.1.3 Secondary Uses</p> <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
	<p style="background-color: #cccccc;">Bylaw 8532</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

NEXT STEPS:

If you are serious about moving forward with the purchase of this property, here are the next steps in the process



1. **Reach out to your realtor or Dave Fuller** for any more information you need. Once you have reviewed the information, we will be happy to meet with you or set up a tour.



2. **Set up a time to Tour the property.** After you review the package and realize what a great opportunity it would be to acquire this property with your business, contact Dave Fuller or your realtor to arrange a meeting. At this time we can answer any questions you may have.



3. At this point you will want to consider **closing the deal and writing up the offer** which would typically be a **Letter of Intent or a Contract for Purchase and Sale**. You will wish to consult your lawyer, accountant and banker.



4. **Once the offer is accepted,** you will have time for due diligence and inspections. The current business will need some time to move its assets to its other locations.



5. **After the cash has settled,** the location is yours to build and grow your business!!

**Questions about this information, contact your Commercial Realtor or
Dave Fuller, MBA, Realtor, Team Powerhouse Realty
Contact 250-617-7467**

DAVE FULLER, MBA COMMERCIAL REALTOR

By trade Dave is a commercial real estate agent with Team Powerhouse Realty in Prince George. Dave has had his own businesses and commercial investments since the mid 1980's. At one time in the 1990's Dave had one of the busiest health food stores in the country and employed up to 50 people.

Dave went back to school in 2013 and graduated with his MBA from UNBC in 2015. Dave became a business coach, sold his business in 2017 and worked with over 250 clients from around the world. He is the Author of several business books for small business owners.

Dave Fuller is a happily married husband and proud father of 3 daughters and a son. He is a basketball coach, guitar player, and cyclist who loves to be involved in his local community and parish.

As a Realtor, Dave focuses strictly on helping people buy and sell commercial properties and businesses, and leaves the residential market to those skilled in that sector.

Dave has a passion for helping people and making deals work.

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