

**Warehouse, Retail or Office BUILDING**  
**1375 2ND AVE.**  
**Prince George BC**

**Priced to Sell \$899,000**



**13,000 Sq Feet**  
**For Sale**

## OPPORTUNITY OVERVIEW



This is your opportunity to own a solid building with 13000 sq feet of space in a high visibility location near the farmers market. The building was home to a very successful bakery for many years and the other side was the location of a popular restaurant in the past.

C1 Zoning enables a variety of uses and gives the new owners a wide range of possibilities for future use including restaurant, office, and retail.

Priced fairly to enable new ownership to be successful. Does need new roof in one section. Sold as is where is.

For viewing opportunities reach out to your realtor or listing realtor Dave Fuller to schedule an appointment 250-617-7467

**13,000 Sq Ft**

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**For Sale Below  
Replacement  
Cost**

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**High Visibility  
Location on  
2nd Ave**

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**Bay Door and  
High Ceilings**

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**Seller may  
lease back  
part of  
building**

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**Priced to  
Sell  
\$ 899,000**

## INFORMATION OVERVIEW

### Legal Descriptions:

LOT 4 BLOCK 45 DISTRICT LOT 343 CARIBOO DISTRICT PLAN 1268; LOT 5 BLOCK 45 DISTRICT LOT 343 CARIBOO DISTRICT PLAN 1268; LOT 6 BLOCK 45 DISTRICT LOT 343 CARIBOO DISTRICT PLAN 1268; LOT 7 BLOCK 45 DISTRICT LOT 343 CARIBOO DISTRICT PLAN 1268; LOT 5 BLOCK 45 DISTRICT LOT 343 CARIBOO DISTRICT PLAN, 1268 PCL A; LOT 6 BLOCK 45 DISTRICT LOT 343 CARIBOO DISTRICT PLAN 1268 PCL A

**PID'S:** (009-495-983, 009-496-173, 009-499-059, 009-496-238, 009-499-288)

**Building built** in 1951

### BC Assessment:

Land: \$ 458,000

Improvements: \$ 298,000

Total: \$ 756,000

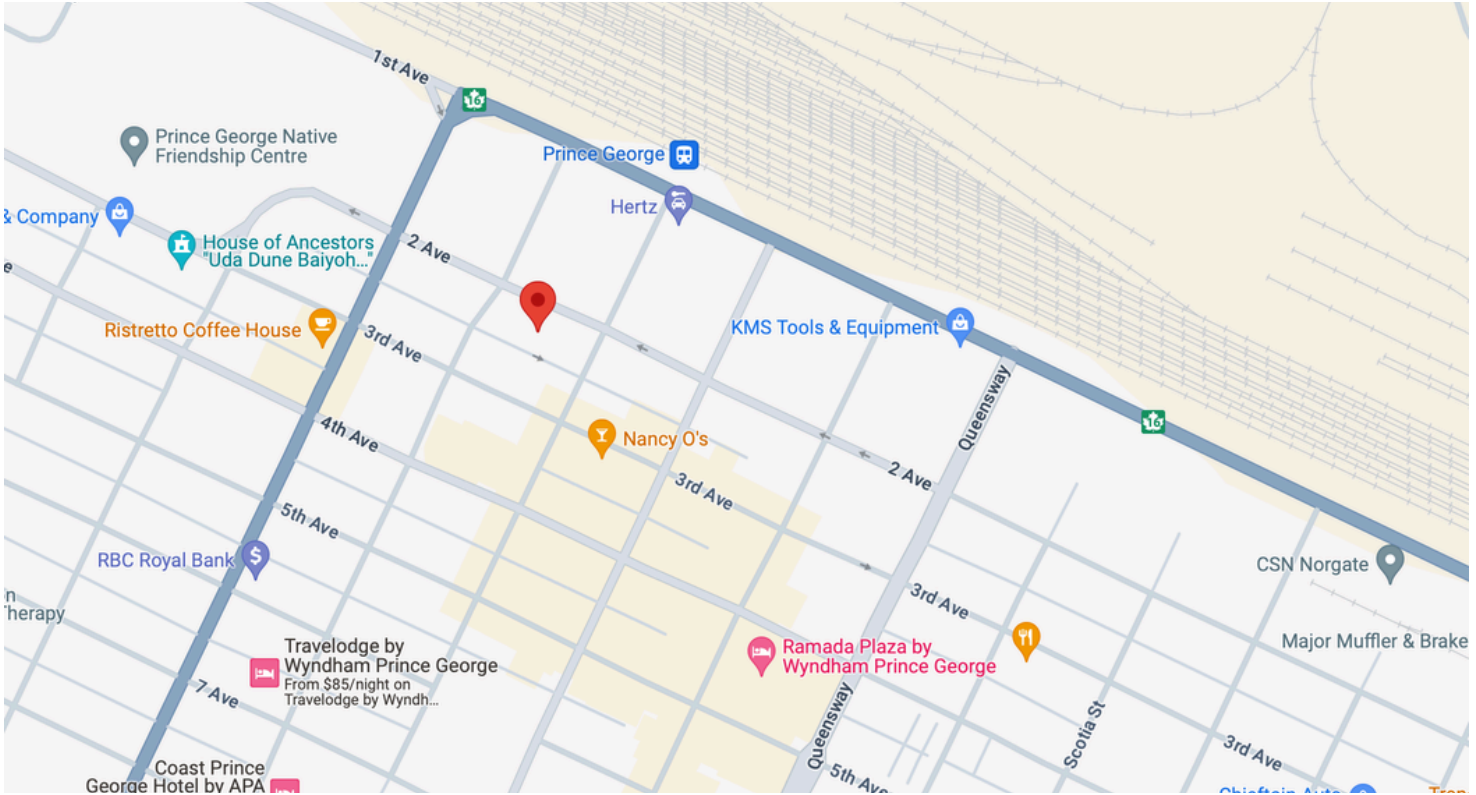


**Property Taxes (2025):** \$26,387

**Zoning:** C1 Zoning

Principal Uses : Housing, Auction, Brewery, Community care, education, entertainment, recreational, religious, retail, funeral services, financial, vehicle sale, services, and many more

# LOCATION MAP



# HISTORY AND USE OF BUILDING

This building was built around 1951 and was home of the Ranch Bread Bakery for many years in the address 1341 2nd Ave until it closed in 1994. The building was the home to the business and up to 90 employees who worked multiple shifts to ensure the production of the bread and bakery products met the demand of the local residents.

In 1996 after the bakery equipment was removed from the business, the building became home to Maisons Furniture Warehouse. This thriving business was successfully located throughout the whole building selling couches, beds, and all forms of furniture.

Currently the building is still home to a furniture warehouse for Bi-rite Furniture and the buildings owner Dave Powar. Dave is willing to lease back part of the building from the new owners as he wants them to be successful.

THE CITIZEN      Tuesday, February 28, 1987      11

## RANCH BREAD

THE MOST POPULAR LOAF IN CENTRAL B.C.

**Fresh from our ovens sliced and bagged within seconds . . . for freshness**

**Reach for RANCH**

**... IT'S IN THE BAG!**

**WE DON'T LOAF AROUND**

**RANCH BREAD AVAILABLE IN ALL FOOD STORES**

baked by:  
**PRINCE GEORGE BAKERY LTD.**

Phone 564-7656
1341 Second Ave.

The Prince George Citizen - Saturday, November 12, 1996 - 3

# LOCAL

CITY DESK PHONE:  
562-2441 Local 503

MARK ALLAN  
City editor

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HERE NOW

**Volunteer's work cheered**

The B.C./Yukon division of the Red Cross is saying thanks to a Prince George RCMP officer who helped collect information on drawings for these years.

Corporal Wayne Pittman is stepping aside from a volunteer position collecting water-related fatality statistics for B.C. and Yukon. He spent hundreds of volunteer hours reviewing the chief coroner's files on drawings to determine the circumstances and causes surrounding each and every incident. There were a 143 drawings last year in B.C. and the Yukon.

"This research is vitally important to us, and it clearly had an impact," said Tracy Ellis, Water Safety Program Co-ordinator for the Red Cross.

"We couldn't do it without people like Corporal Pittman," she added. "He is a volunteer who will leave a legacy of trained volunteers in the Prince George area to review the fatality reports. Wayne has made a real difference to the drawing research and the program is better because of his efforts."

**Student exchange**  
Nadine Nicholson of Prince George was appointed international exchange co-ordinator with the Educational

### Pioneer business to close

BAKERY  
PRINCE GEORGE

Established 1921 by William Allen Sr.

The Prince George Bakery, makers of Ranch Bread, will close at the end of the month after 75 years in business.

Started in 1921 by William Allen Sr. and his son Don, a half-block away from its present location on Second Avenue near Brunswick Street, the local bakery employed 90 people in the 1960s and 1970s.

Now it employs about 25, said owner Bill Allen, the founder's grandson.

Allen, who has been baking bread here for 43 years, said he is closing because there's "too much competition, too much overhead."

Today grocery chain stores have their own bakeries, office stores. Markets for the Ranch bread most Prince George natives were raised on have simply dried up.

This will end a tradition, and the operation of the third oldest business in the city, one year younger than McInnis Building Supplies, and two years younger than Northern Hardware.

### ASSOCIATE PROFESSOR HONORED

Citizen staff

An associate professor of international studies at the University of Northern B.C. has received the Outstanding Academic Award from a key North American library journal.

Larry Woods was awarded the distinction by Choice Magazine, a U.S. publication. UNBC media officer Rob Van Adelsheim said in a release. It's frequently used by librarians at colleges and universities throughout North America in deciding whether to acquire various academic books.

The 1994 awards honor 600 titles from the more than 6,500 books reviewed by Choice Magazine in 1993.

Woods' research interests include Asia-Pacific Regionalism, Asia Pacific and Canada's relations with the Asia-Pacific Region. His 1992 publication, Asia-Pacific Diplomacy: Non-governmental Organizations and International Relations, was published by the University of B.C. Press and is the first UBC Press book to receive an Outstanding Academic Award from Choice Magazine since the late 1980s.

Food with tight budgets for book purchases, colleges and university libraries across North America often rely on periodicals like Choice Magazine to ensure they acquire relevant and accurate academic publications. Van Adelsheim said in the release.

Receiving Asia-Pacific Diplomacy with an Outstanding Book Award practically ensures that libraries around North America will buy the book and incorporate it into university and college courses on Asia-Pacific relations.

### Mayor takes off for airport talks

Citizen Staff      Municipal officials will also meet with members of the ministry with the treasurer of Kelowna and Victoria intend to do with airports.

## LOCATION OPPORTUNITIES

The Ranch Bread Building may have its best and highest use as a retail or storage location, however there are many other opportunities that could present themselves to new ownership.

**Retail:** There are few limits to what could be sold in this location and the expansive second floor storage area makes this building ideal for some sort of retail.

**Office:** parts of the building have been considerably updated and would be ideal for office space.

**Warehousing and Logistics:** Because of the multiple floors and doors and considerable storage space, this building could be used as a logistics warehouse for an amazon type business.

**Housing:** With its multi levels the building at 1341 2nd could make a a good housing unit with multiple residences.

**Church:** The building with all the surrounding parking could be ideal for a church or faith community looking to have a foundational space that is ideal to outreach into the community.

**Social services building:** This building has multiple floors for use as offices in serving some of the most vulnerable in Prince George

**Entertainment:** The building has the opportunity to house the Arts community or be renovated as a pub or reused as a restaurant.

**Farmers Market:** This would make a great location for a year around farmers market with multiple floors and the ability to secure different parts of the buildings leaving the opportunities for additional days and markets.

While this might be a good investment for someone who wants to rent out the building, probably it will be of most value to someone who wishes to own their own building and avoid paying rent while earning equity in a property.



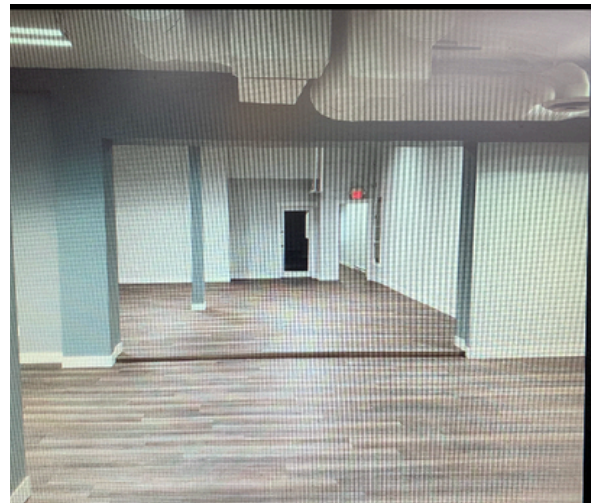
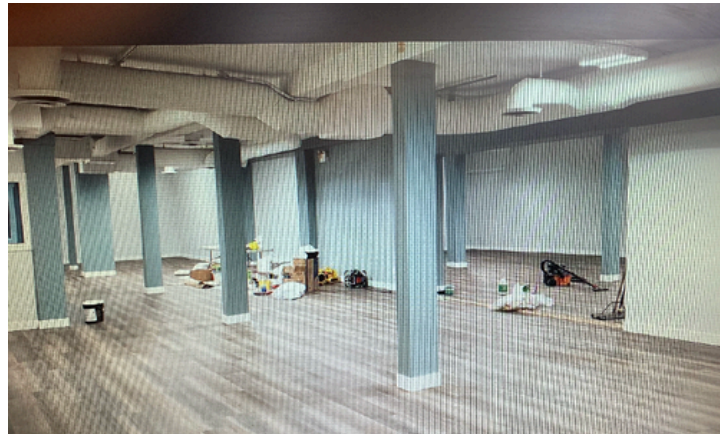
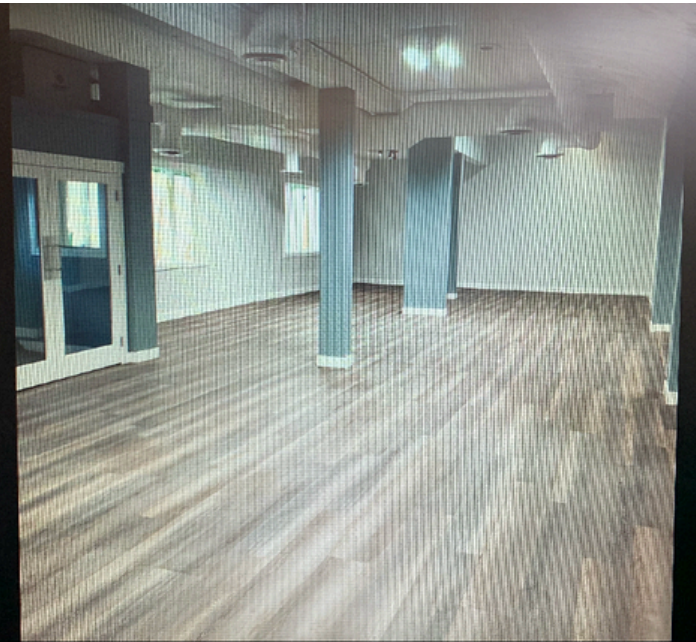
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## PHOTO GALLERY CONTINUED



## PHOTO GALLERY CONTINUED

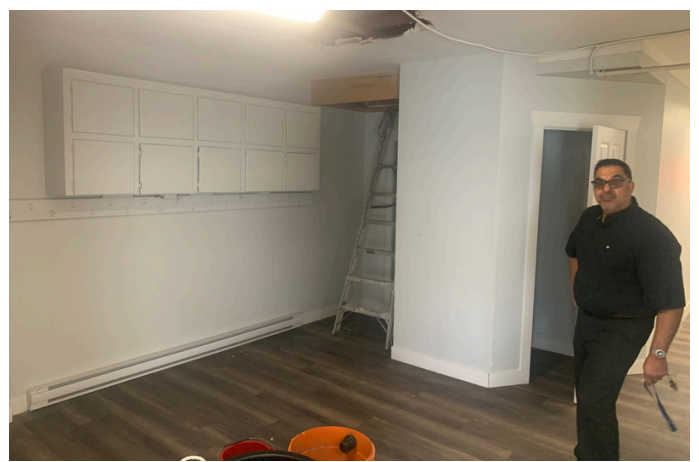


## CONCLUSION

The true value of this building will be generated by the business opportunity and creative investment of the new owners who use the building to generate wealth. The current owners are looking to move on and are leaving the opportunity of this property open for new owners or investors. Additionally the current owners may be willing to lease back a portion of the building to help new owners with cash flow.

For additional information, site viewing, or documents please contact

David Fuller, Realtor,  
Team Powerhouse Realty  
1679 15th Ave Prince George  
Phone 250-617-7467  
Email [dave@nbccommercial.ca](mailto:dave@nbccommercial.ca)



# ZONING

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

Amending Bylaws	<b>11. Commercial Zones</b>	
Bylaw 8974	<b>11.1 C1, C1c, C1i: Downtown</b>	<b>C1</b>
	<b>11.1.1 Purpose</b> The purpose of this zone is to provide for a mix of uses for the central business area of the city.	
Bylaw 8164 Bylaw 8256 Bylaw 8656 Bylaw 8947 Bylaw 9041 Bylaw 9110	<b>11.1.2 Principal Uses</b> <ul style="list-style-type: none"> <li>• apartment hotel</li> <li>• auction, minor</li> <li>• boarding or lodging house</li> <li>• brewery &amp; distillery, minor only in C1i</li> <li>• club</li> <li>• community care facility, major</li> <li>• community care facility, minor</li> <li>• education</li> <li>• education, commercial</li> <li>• education, higher</li> <li>• emergency service</li> <li>• entertainment, adult-oriented</li> <li>• entertainment, spectator</li> <li>• exhibition &amp; convention facility</li> <li>• greenhouse &amp; plant nursery</li> <li>• health service, minor</li> <li>• hotel</li> <li>• housing, apartment</li> <li>• housing, congregate</li> <li>• housing, row</li> <li>• housing, stacked row</li> <li>• library &amp; exhibit</li> <li>• liquor primary establishment, major only in C1i</li> <li>• liquor primary establishment, minor only in C1i</li> <li>• motel</li> <li>• office</li> </ul>	Bylaw 9110
		<b>11.1.2 Principal Uses (Continued)</b> <ul style="list-style-type: none"> <li>• park</li> <li>• parking, non-accessory</li> <li>• recreation, indoor</li> <li>• religious assembly</li> <li>• restaurant</li> <li>• retail, adult-oriented</li> <li>• retail, cannabis only in C1c</li> <li>• retail, convenience</li> <li>• retail, farmers market</li> <li>• retail, flea market</li> <li>• retail, general</li> <li>• retail, liquor, in C1i only</li> <li>• service, business support</li> <li>• service, dating or escort</li> <li>• service, financial</li> <li>• service, funeral</li> <li>• service, household repair</li> <li>• service, massage</li> <li>• service, massage therapy</li> <li>• service, personal</li> <li>• service, pet grooming &amp; day care</li> <li>• service station, minor</li> <li>• temporary shelter services</li> <li>• transportation depot</li> <li>• utility, minor</li> <li>• vehicle rental, minor</li> <li>• vehicle repair, minor only on lots abutting 1st Avenue (not including camper vehicles)</li> <li>• vehicle sale, minor only on lots abutting 1st Avenue (not including manufactured housing or camper vehicles)</li> </ul>
		<b>11.1.3 Secondary Uses</b> <ul style="list-style-type: none"> <li>• home business 1</li> </ul>