

# 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  
250-617-7467, [dave@nbccommercial.ca](mailto:dave@nbccommercial.ca)



# 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 2<sup>ND</sup> AVE** **PRINCE GEORGE BC**

This package was developed to facilitate the transfer of the land and building at 629 2<sup>nd</sup> 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**

## **3 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                         |
|--------------------------------|-----------------------|-------------------------------|
| <b>Civic Address</b>           | 639 2nd Avenue        | East End Industrial, PG       |
| <b>PID</b>                     | 025-686-305           |                               |
| <b>Zoning</b>                  | M1 – Light Industrial | Not in ALR                    |
| <b>OCP Designation</b>         | Light Industrial      | Consistent with zoning        |
| <b>Lot Size</b>                | 6,600 sq ft           | 0.15 acres approx.            |
| <b>Gross Leasable Area</b>     | 3,000 sq ft           | Single storey                 |
| <b>Year Built</b>              | 1960 / 2012 approx    | Warehouse / Storage structure |
| <b>Elevation Range</b>         | 570.64 m – 571.00 m   | Level site                    |
| <b>Roof</b>                    | Torch on 2012 Approx  |                               |
| <b>Transit Score</b>           | 41 / Some Transit     |                               |
| <b>Water / Sewer</b>           | Metered – Active      | Connected since 1998          |
| <b>Annual Utilities (est.)</b> | ~\$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 |
|------------------------|--------|---------|-------------|-------------|-------------|-----------|------|
| <b>796 4th Ave</b>     | Active | 0.21 km | \$864,900   | -           | \$542,000   | 3,740     | M1   |
| <b>490 Quebec</b>      | Closed | 0.78 km | \$1,299,000 | \$1,200,000 | \$1,362,000 | 12,514    | C1   |
| <b>751 Brunswick</b>   | Closed | 1.02 km | \$749,900   | \$760,000   | \$738,000   | 2,830     | C1   |
| <b>1532 6th Avenue</b> | Closed | 1.08 km | \$2,300,000 | \$2,350,000 | \$2,133,000 | 10,372    | C1   |
| <b>1551 9th Avenue</b> | Closed | 1.26 km | \$425,000   | \$373,000   | \$350,000   | 1,540     | C7   |
| <b>595 Ongman</b>      | 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.

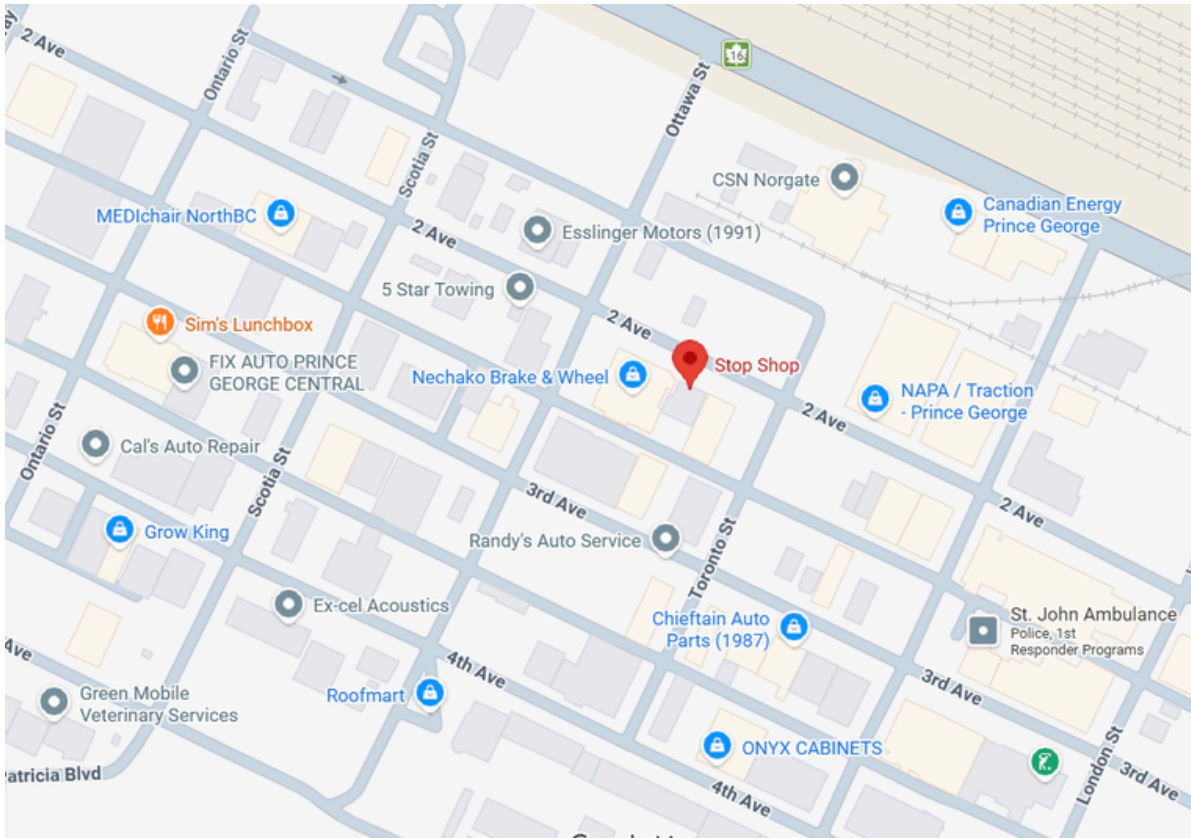


| Item                             | Amount                              |
|----------------------------------|-------------------------------------|
| Asking Price                     | <b>\$529,000</b>                    |
| Space size                       | 3000 sq ft                          |
| # 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    | <b>\$335,900 (38.8% discount)</b>   |

## PHOTO GALLERY



# MAP LOCATION



| Buyer Profile              | Opportunity  |
|----------------------------|--|
| <b>Owner-Operator</b>      | Operate an automotive, trades, storage, or light industrial      |
| <b>Investor / Landlord</b> | Acquire M1 industrial space in a tight market, lease to a trades |
| <b>Redevelopment</b>       | The M1 zoning and lot size offer flexibility for a future        |
| <b>Business Purchaser</b>  | 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   | <b>12.1 M1, M1n: Light Industrial</b>  |
|  | <p><b>12.1.1 Purpose</b><br/>The purpose of this zone is to provide for a mix of business and light industrial uses.</p>   |
| Bylaw 8256<br>Bylaw 8330<br>Bylaw 8656<br>Bylaw 8588<br>Bylaw 8734<br>Bylaw 8532<br>Bylaw 9041<br>Bylaw 9273 | <p><b>12.1.2 Principal Uses</b></p> <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 marihuana 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> |
|  | <p><b>12.1.2 Principal Uses (Continued)</b></p> <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>  |
|  | <p style="background-color: #cccccc;"><b>Bylaw 8843</b></p> <p style="background-color: #cccccc;"><b>Bylaw 9181</b></p> <p><b>12.1.3 Secondary Uses</b></p> <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> </ul>   |
|  | <p style="background-color: #cccccc;"><b>Bylaw 8532</b></p> <p><b>12.1.4 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>  |

## 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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