

Building for Sale Now Reduced



**12156 Sq Ft of
Retail and Warehouse Units
410 - 430 3rd Ave.
Prince George, BC
Reduced Asking Price \$1,399,000
From \$1.899M**



DAVE FULLER, MBA, REALTOR, TEAM POWERHOUSE REALTY LTD
250-617-7467 WWW.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.

OPPORTUNITY OVERVIEW

This is your opportunity to own a solid building with 12,156 sq ft of shop, retail and office space in 3 units. Located near the downtown of Prince George. The building has been the home to many successful businesses over the years and it has a considerable upside potential.

M1 Zoning enables a variety of uses and gives the new owners a wide range of possibilities for future use and rent.

Priced fairly to enable new ownership to be successful.

Possible 9% Cap Rate

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



**12156 Sq Ft
Building**

**For Sale Below
Replacement
Cost**

M1 Zoning

3 Units

**Bay Doors
and 16 Foot
High Ceilings**

**Multiple
Income
Streams**

**Asking Price
Now
\$ 1,399,000**

INFORMATION OVERVIEW

Legal Descriptions:

PARCEL B, BLOCK 36, DISTRICT LOT 343, CARIBOO DISTRICT PLAN 1268 (BEING A CONSOLIDATION OF LOTS 11, 12, 13, AND 14, SEE CA9036634)

PID'S:

PID: 031-405-444

Building built in 1962

BC Assessment:

Total value \$1,366,000

2025 assessment as of July 1, 2024

Land \$235,000

Buildings \$1,131,000

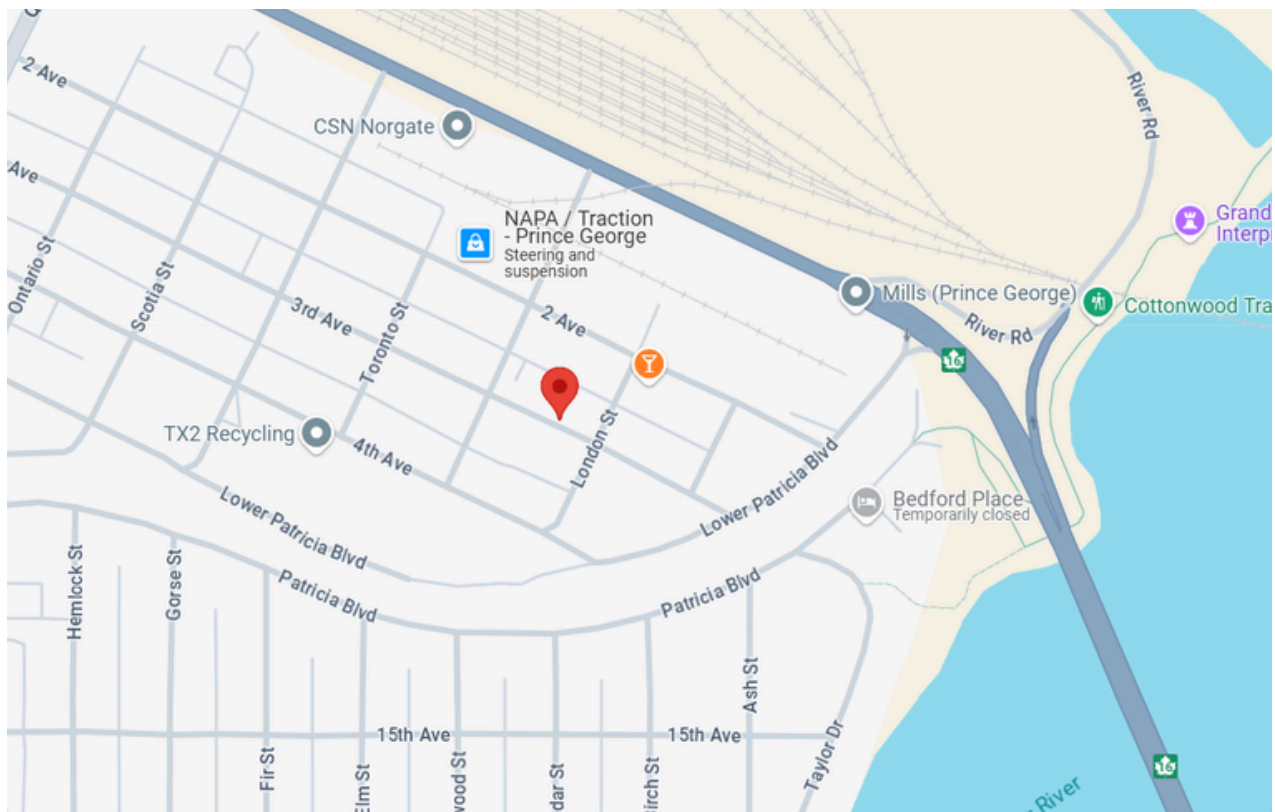
Property Taxes (2024): \$27,958

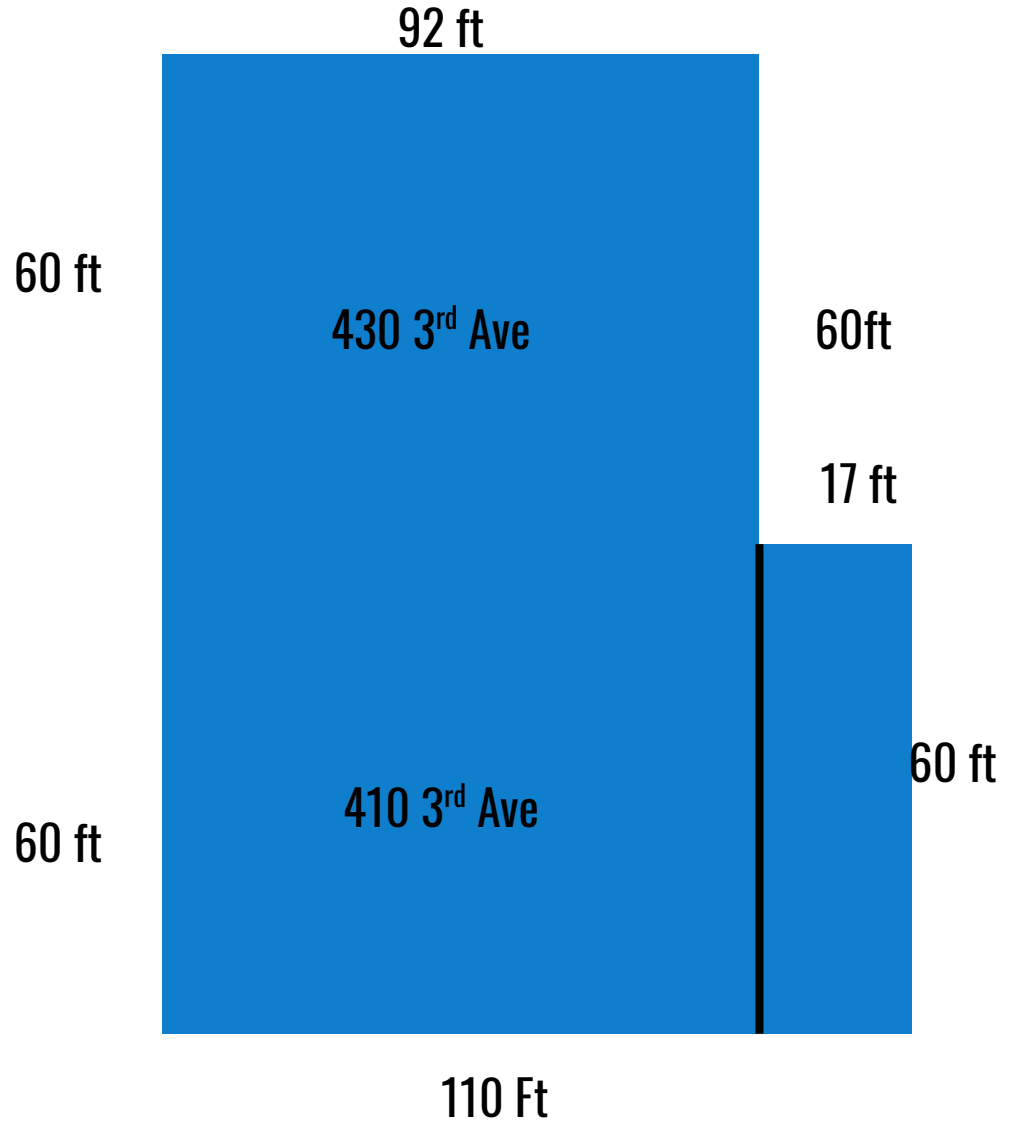
Zoning: M1 Zoning

Principal Uses : Warehousing, Contractor services, Equipment repair and sales, Vehicle maintenance, Education, Recycling, Self Storage, and many more. See attached Zoning sheet.



LOCATION MAP





Measurements to be verified by buyers

BUILDING INCOME

Currently : The income from the building is as follows
410 3rd Avenue Open Waters Manufacturing
5590 sq ft
\$4660.00 per month plus triple net and taxes

430 3rd Ave Fraser Plumbing and Heating
5556 sq ft
\$4630.00 per month plus triple net and taxes
However Owner is retiring and moving on so this space is available.

Back Alley Garage
1020 sq ft
\$1000 per month plus triple net
Currently occupied by Fraser Plumbing

Total Gross Income \$10,290 per month
\$123,480 per year.

\$10/ sq ft Lease rates plus triple net

BUILDING DESCRIPTIONS

Foundation: Concrete slab

Floor Construction: Concrete

Frame: Concrete block

Exterior Finish: Painted stucco and metal

Roof Type: Flat

Roof Finish: Torch on 2014 approx

Building Height: 16'

Interior partitions: Concrete block and wood frame

Interior Finish: Ceiling Painted drywall, painted wood, and drop tile

Walls: Painted concrete block, painted drywall

Floor: Vinyl tile, polished concrete, laminate, linoleum

Heating and Lighting

incandescent, and LED

Heating & Air Conditioning:

New Hot Water Furnace 2025 in 410

New Furnace and AC 2018 in 430

Exterior New Sidewalk 2025



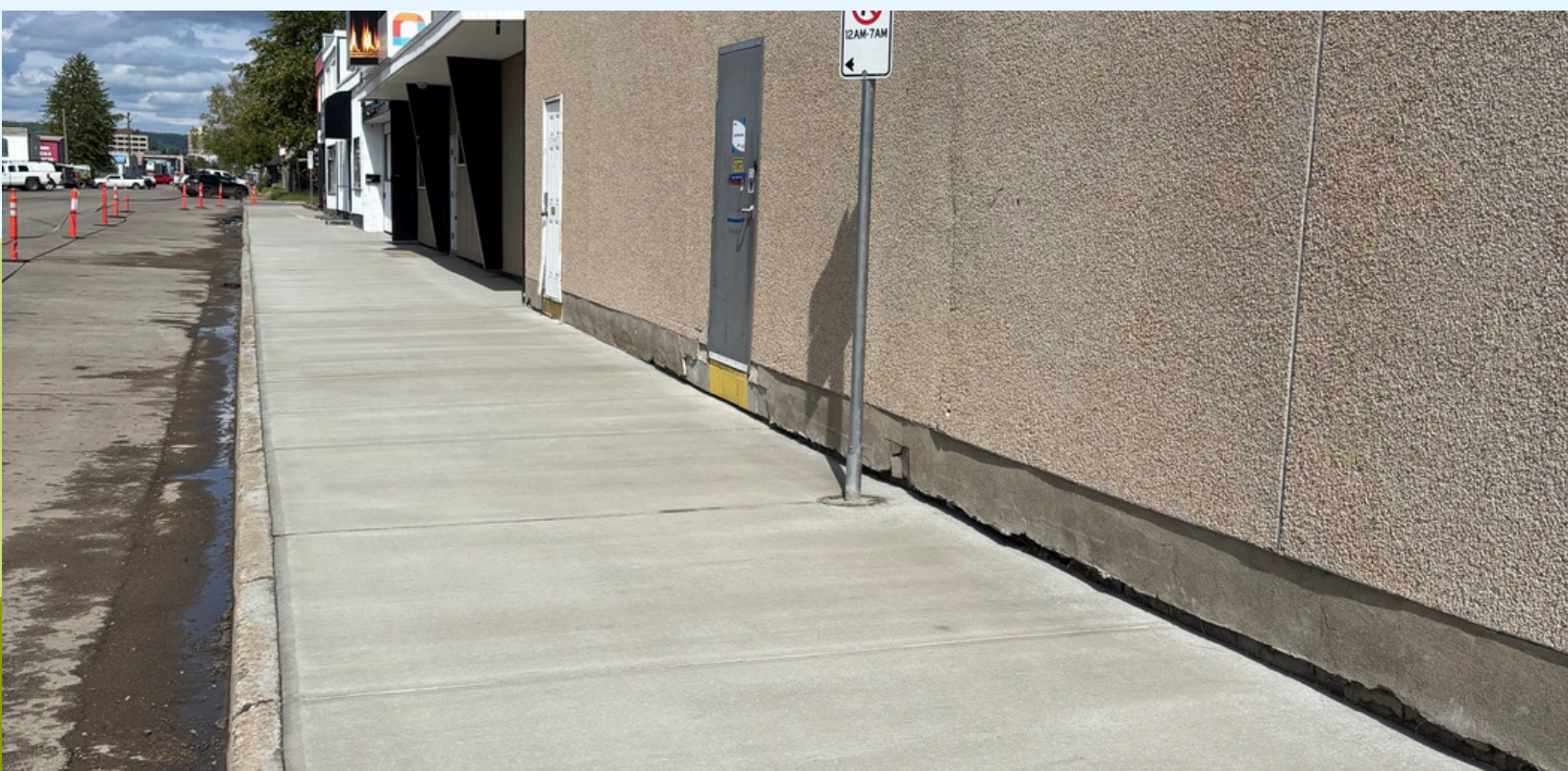
PHOTO GALLERY CONTINUED



PHOTO GALLERY CONTINUED



PHOTO GALLERY CONTINUED



CONCLUSION

The Owner is motivated to sell the building as he has moved from Prince George and is willing to consider all reasonable offers. . This is a great investment for an owner occupier or as an investment.

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

ZONING M1

12. Business and Industrial Zones											
Bylaw 8586	12.1 M1, M1n: Light Industrial M1										
	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 8586 Bylaw 8734 Bylaw 8532 Bylaw 9041 Bylaw 9273	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> 12.1.2 Principal Uses <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 marihuana 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 </td> <td style="width: 50%; 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TAX REPORT

Comm - Detailed Tax Report

Property Information			
Prop Address	430 3RD AV	Jurisdiction	CITY OF PRINCE GEORGE
Municipality	CITY OF PRINCE GEORGE	Neighborhood	810-EAST END INDUSTRIAL
Area		SubAreaCode	
PropertyID	031-405-444	BoardCode	N
PostalCode	V2L 3B9		

Property Tax Information			
TaxRoll Number	0000752000	Gross Taxes	\$27,958.49
Tax Year	2024	Tax Amount Updated	05/31/2024

More PIDS
031-405-444
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		36	343	05					

Legal FullDescription
PARCEL B, BLOCK 36, PLAN PGP1268, DISTRICT LOT 343, CARIBOO LAND DISTRICT, (BEING A CONSOLIDATION OF LOTS 11, 12, 13, AND 14, SEE CA9036634)

Land & Building Information			
Width		Depth	
Lot Size	13200 SQUARE FEET	Land Use	
Actual Use	STORAGE & WAREHOUSING (CLOSED)	Zoning	
BCA Description	WAREHOUSE, STORAGE		
WaterConn			
BCAData Update	04/09/2025		

Actual Totals		
Land	Improvement	Actual Total
\$235,000.00	\$1,131,000.00	\$1,366,000.00

Municipal Taxable Totals				
Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$235,000.00	\$1,131,000.00	\$0.00	\$10,000.00	\$1,356,000.00

School Taxable Totals				
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$235,000.00	\$1,131,000.00	\$0.00	\$10,000.00	\$1,356,000.00

FLOOD PLAIN INFORMATION

1-IN-- 200 YEAR FLOODPLAIN

The subject property is entirely located on a floodplain; specifically, it lies within a 1-in-200 year flood limit, i.e., an “area where there is a one in 200 chance that the Designated Flood level could be equaled or exceeded in any one year”²⁸⁷ and where the “depth is equal to or exceeds one meter above the current ground level.”²⁸⁸ The City of Prince George has adopted Bylaw No. 8285, 2011, which “regulates all new development within the floodplain” so it conforms to “setbacks and flood construction level regulations.”²⁸⁹

As it is “pursuant to s. 910. (2)(b) of the Local Government Act, the minimum setback from a watercourse, body of water, or dike of any...structural support required to elevate a floor system or pad above the flood level is...the boundary of the Severe Flood Hazard Area as identified on the attached Schedule ‘A’” in Bylaw No. 8285.²⁹⁰

For further information, consult Bylaw No. 8285, 2011 available from the City of Prince George.

DAVE FULLER BIO

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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