

9754 sq ft Building For Sale 548 4th Ave

Prince George



9754 Sq Ft of
Office Retail and Warehouse
548 4th Ave. Prince George, BC
Asking Price \$1,799,000



DAVE FULLER, MBA, REALTOR, TEAM POWERHOUSE REALTY LTD
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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.

OPPORTUNITY OVERVIEW

This is your opportunity to own a professionally finished solid building with 9754 sq ft of shop, retail and office space. Located near the downtown of Prince George. The building has been the home to many successful businesses over the years and it has been professionally finished by the current owners.

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.

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



**9754 Sq Ft
Building**

**For Sale Below
Replacement
Cost**

M1 Zoning

**3 Bay Doors
and 17 Foot
High Ceilings**

**Possible
Multiple Units**

**Asking Price
\$ 1,799,000**

INFORMATION OVERVIEW

Legal Descriptions:

LOT 15,, 16 and 17 BLOCK 140, PLAN PGP1268, DISTRICT LOT 343,
CARIBOO LAND DISTRICT

PID'S:

PID: 007-797-435

PID: 007-797-443

PID: 007-797-451

Building built in approx 1965

BC Assessment:

Total value \$1,358,200

2026 assessment

Land \$193,200

Buildings \$1,165,000

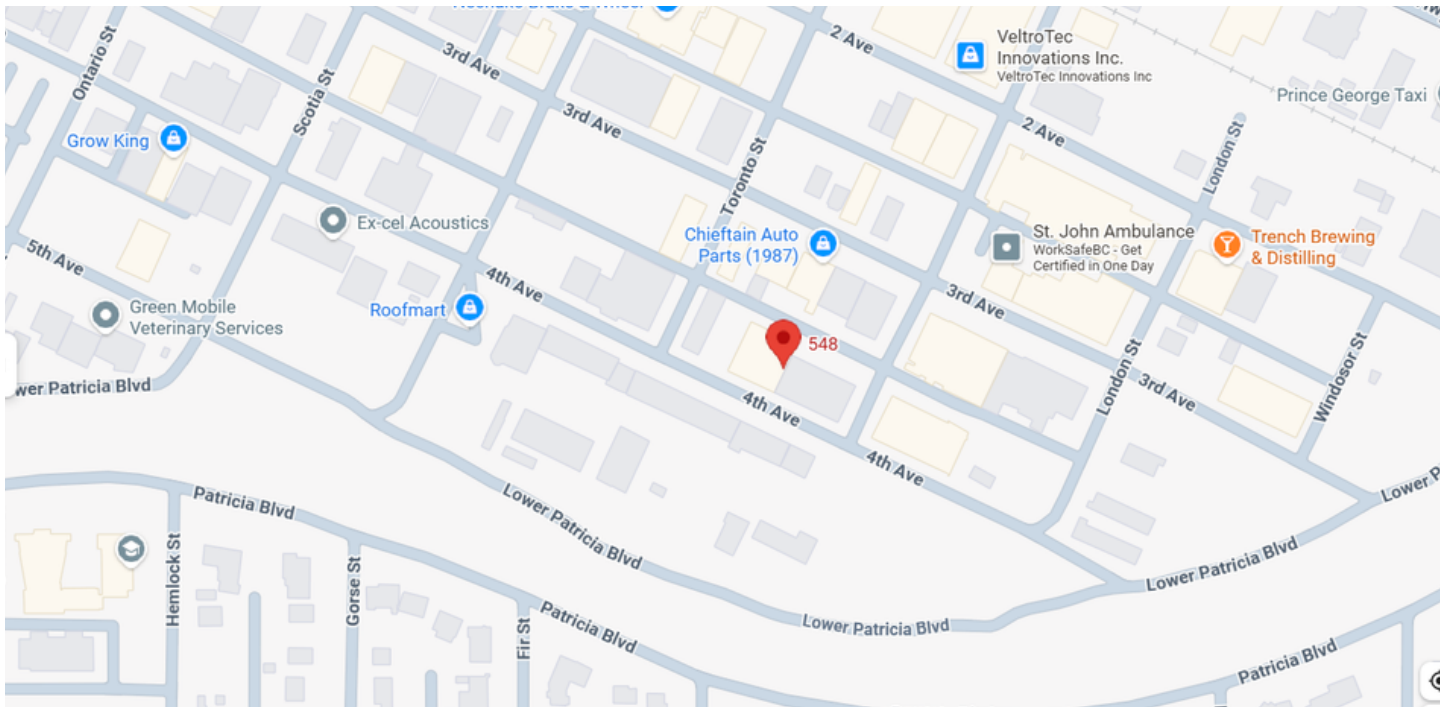


Property Taxes (2026): \$43,944

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



BUILDING DESCRIPTIONS

Foundation: Concrete slab

Floor Construction: Concrete

Frame: Concrete block

Exterior Finish: Painted stucco and metal

Roof Type: Flat

Roof Finish: Torch

Building Height: 17'

Interior partitions: Concrete block and wood frame

Interior Finish: High quality finish on show rooms and office

Walls warehouse Painted concrete block, painted drywall

Floor: Vinyl tile, polished concrete,

Heating and Lighting

incandescent, and LED

Heating & Air Conditioning:



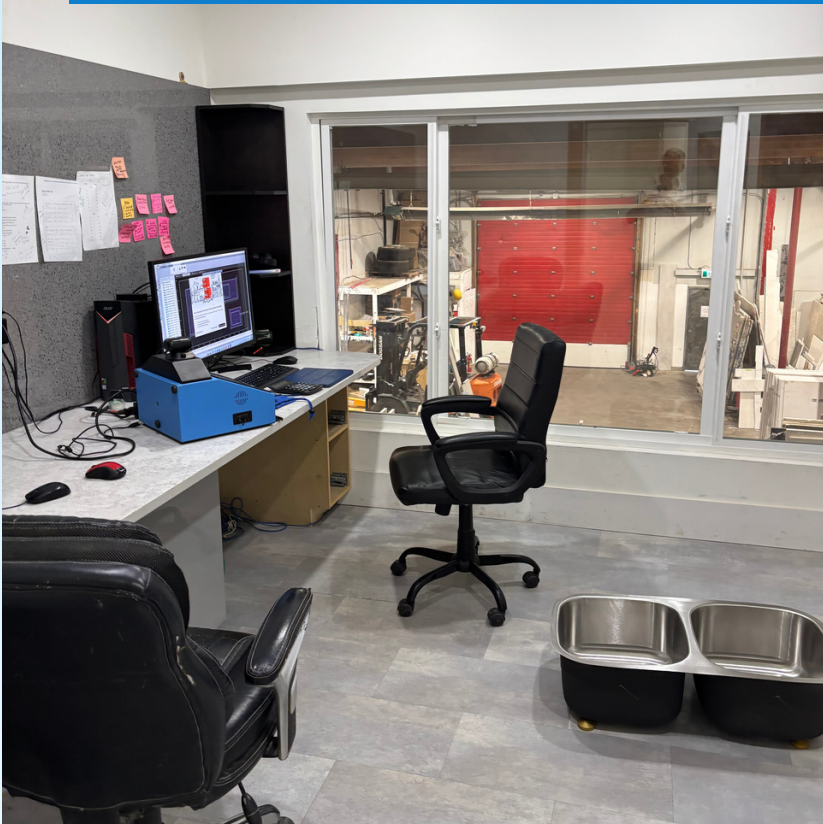
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CONCLUSION

The Owners have done considerable upgrades to the building to facilitate their business. The model of their business is changing and the owners relocating both their operations into one new building. They are motivated to sell or lease the building and are willing to consider reasonable offers to sell or lease the building . This is a great investment for an owner occupier or as an investment.

For additional information, site viewing or documents please contact your commercial realtor or

David Fuller, Realtor - Listing Agent
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	12.1.2	Principal Uses • 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	12.1.2 Principal Uses (Continued) • 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
		Bylaw 8843 Bylaw 9181	12.1.3 Secondary Uses • 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
		Bylaw 8532	12.1.4 Uses Secondary to Food Bank Service Only • Retail, general of second hand goods only

TAX REPORT

Comm - Detailed Tax Report

Property Information			
Prop Address	548 4TH AV	Jurisdiction	CITY OF PRINCE GEORGE
Municipality	CITY OF PRINCE GEORGE	Neighborhood	810-EAST END INDUSTRIAL
Area		SubAreaCode	
PropertyID	007-797-435	BoardCode	N
PostalCode	V2L 3G9		

Property Tax Information			
TaxRoll Number	0003094000	Gross Taxes	\$43,944.40
Tax Year	2026	Tax Amount Updated	05/20/2026

More PIDS

007-797-435,007-797-443,007-797-451

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	Twnship	Range	Meridian
PGP1268	15	140	343	05				

Legal FullDescription

LOT 15, BLOCK 140, PLAN PGP1268, DISTRICT LOT 343, CARIBOO LAND DISTRICT

Land & Building Information			
Width		Depth	
Lot Size	9900 SQUARE FEET	Land Use	
Actual Use	STORAGE & WAREHOUSING (CLOSED)		
BCA Description	WAREHOUSE, DISTRIBUTION	Zoning	
WaterConn			
BCADData Update	04/10/2026		

Actual Totals		
Land	Improvement	Actual Total
\$193,200.00	\$1,165,000.00	\$1,358,200.00

Municipal Taxable Totals				
Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$193,200.00	\$1,165,000.00	\$0.00	\$10,000.00	\$1,348,200.00

School Taxable Totals				
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$193,200.00	\$1,165,000.00	\$0.00	\$10,000.00	\$1,348,200.00

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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