

Prime Development Property Fort St James BC

811, 821, Murray Road

PROFILE DOCUMENT LOTS ON MURRAY RD FORT ST JAMES





PRIME FORT ST JAMES
DEVELOPMENT PROPERTY

Murray Road Property Overview

This is your chance to buy one or 2 lots in Fort St James with development potential to build the home of your dreams.

The street has full services, is paved and borders on nature. At least two of the lots have a view of the lake in the distance.

The site is ideal for development and has a gravel base. R1 zoning makes this site attractive for a variety of different uses including homes, Daycare, Bed and Breakfast.

Lot Sizes:

811 = .175 Acres 60 Ft x127.4 ft

821 = .175 Acres 60x127.4 Ft

For More information Please reach out to your commercial realtor or Dave Fuller 250-617-7467
Disclosure: the Selling Agent David Fuller Realtor with Team Powerhouse Realty is a shareholder in the holding company Big Sky Properties selling the lots

DAVE FULLER , MBA, REALTOR
250-617-7467

**2 BUILDING LOTS ON
MURRAY RD**

**SERVICES TO THE ROAD
OWNERS OPEN TO
CREATIVE OFFERS**

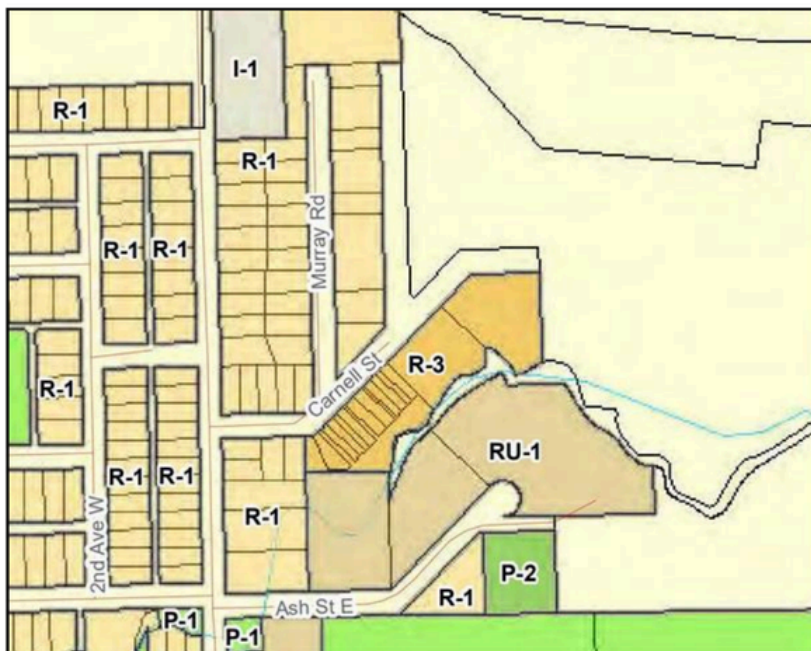
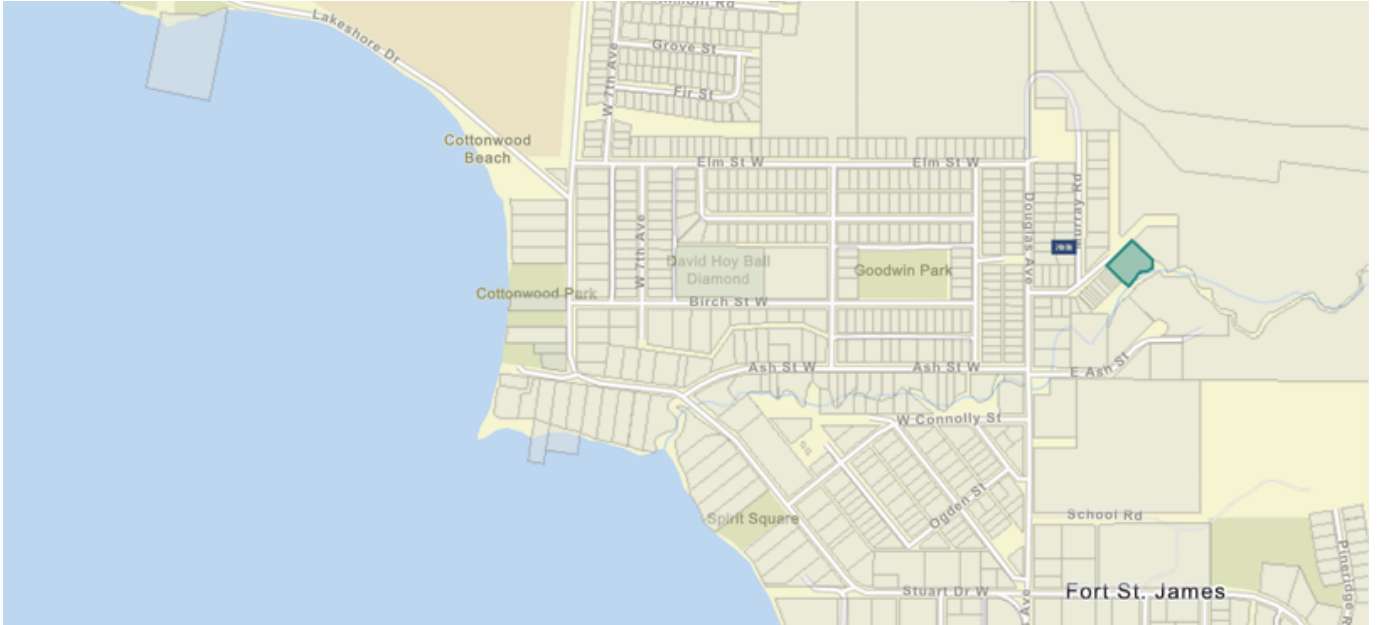
**R1 ZONING FOR A VARIETY
OF USES**

**ONE OF THE BEST
NEIGHBORHOODS IN THE
FORT**

**POSSIBLE VIEWS OF THE
LAKE ON 2 LOTS**

**ASSESSED VALUE \$22-
23K ASKING PRICE
\$19,900 EACH**




Location Map Murray Road



Assessments

811 MURRAY RD FORT ST. JAMES

Area-Jurisdiction-Roll: 26-519-00600.226

  
Favourite Compare Print



Total value **\$22,800**

2025 assessment as of July 1, 2024

Land	\$22,800
Buildings	\$0
Previous year value	\$22,700
Land	\$22,700
Buildings	\$0

Questions about this property assessment? Visit our [Property assessment FAQ](#) or [Contact us](#) if you have questions.

Visit our [BC Assessment interactive market trends maps](#) for assessed value changes in your area, and our [Property tax page](#) to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's [Data Services](#)

Property information Are the property details correct? ▾

Year built

Description **Vacant Residential Less Than 2 Acres**

Bedrooms




Legal description and parcel ID

LOT 18, PLAN PRP8642, DISTRICT LOT 4762, RANGE 5,
COAST RANGE 5 LAND DISTRICT

PID: 007-091-427

821 MURRAY RD FORT ST. JAMES

Area-Jurisdiction-Roll: 26-519-00600.224

  
Favourite Compare Print



Total value **\$22,800**

2025 assessment as of July 1, 2024

Land	\$22,800
Buildings	\$0
Previous year value	\$22,700
Land	\$22,700
Buildings	\$0

Questions about this property assessment? Visit our [Property assessment FAQ](#) or [Contact us](#) if you have questions.

Visit our [BC Assessment interactive market trends maps](#) for assessed value changes in your area, and our [Property tax page](#) to learn what your assessment value change means for your property taxes.

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Property information Are the property details correct? ▾

Year built

Description **Vacant Residential Less Than 2 Acres**

Bedrooms

Legal description and parcel ID

LOT 17, PLAN PRP8642, DISTRICT LOT 4762, RANGE 5,
COAST RANGE 5 LAND DISTRICT

PID: 007-091-401

SUMMARY

Lots 811 and 821 Murray Road Fort St James Property Info Package

- 2 LOTS AVAILABLE IN FORT ST JAMES
- Lots 811 and 821 are .175 Acres
- Great location close to schools and hospital
- Excellent building lots
- Sellers are motivated
- Down payments may consist of Cars, Trucks, Boats, other property or businesses.1
- Services of Sewer and Water
- Natural Gas
- Hydro
- Sellers will accept creative down payments or trades

Please note that the Selling Agent David Fuller Realtor with Team Powerhouse Realty is a shareholder in the holding company selling the properties.

ZONING INFORMATION

DISTRICT OF FORT ST. JAMES
ZONING BYLAW BYLAW NO. 738, 2001[Consolidated 2024]

DIVISION FOUR - RESIDENTIAL DISTRICTS

R-1 RESIDENTIAL - SINGLE FAMILY

4.1 PERMITTED USES

The intent of the R-1 zoning district is to accommodate the demand for urban residential development at average densities for exclusive one-family dwelling use, in convenient and attractive neighbourhoods which can be efficiently provided with full urban services.

In the R-1 district, the following uses and no other uses are permitted:

- a) residential use - single family dwelling;
- b) day care centre;
- c) home occupation;
- d) accessory buildings and uses;
- e) bed and breakfast accommodation.

The regulations in Section 4.2 to 4.12. of this bylaw apply in the R-1 District.

4.2 DWELLING DENSITY

In the R – 1 District. No more than one single family dwelling is allowed per lot.

[Amended by Bylaw No. 1017, 2019]

4.3 HEIGHT OF BUILDINGS AND STRUCTURES

- a) The height of principal buildings and structures shall not exceed 10 metres nor two and one-half storeys, whichever is the lesser;
- b) No other building or structure shall exceed 5 metres in height.

4.4 LOT AREA AND FRONTAGE

Each single family lot shall have an area of not less than 500 square metres and a frontage of not less than 18 metres.

ZONING INFORMATION

DISTRICT OF FORT ST. JAMES
ZONING BYLAW BYLAW NO. 738, 2001[Consolidated 2024]

4.5 LOT COVERAGE, MINIMUM FLOOR SPACE AND MINIMUM BUILDING WIDTH

Maximum lot coverage shall be forty percent (40%) of the lot area with a minimum floor space of 60 square metres, and a minimum building width of 6.0 metres.

4.6 FRONT YARD

A front yard shall be provided of not less than 7.5 metres in depth.

4.7 SIDE YARD

A side yard shall be provided of not less than 1.5 metres on each side of the building.

4.8 REAR YARD

A rear yard shall be provided of not less than 7.5 metres in depth.

4.9 SIGNS

The following signs and notices are permitted:

- a) one day care centre, signboard not exceeding one square metre in area on any lot;
- b) one "for rent" or "for sale" sign, not exceeding one square metre in area on any lot;
- c) one home occupancy sign, not exceeding one square metre in any area on any lot.

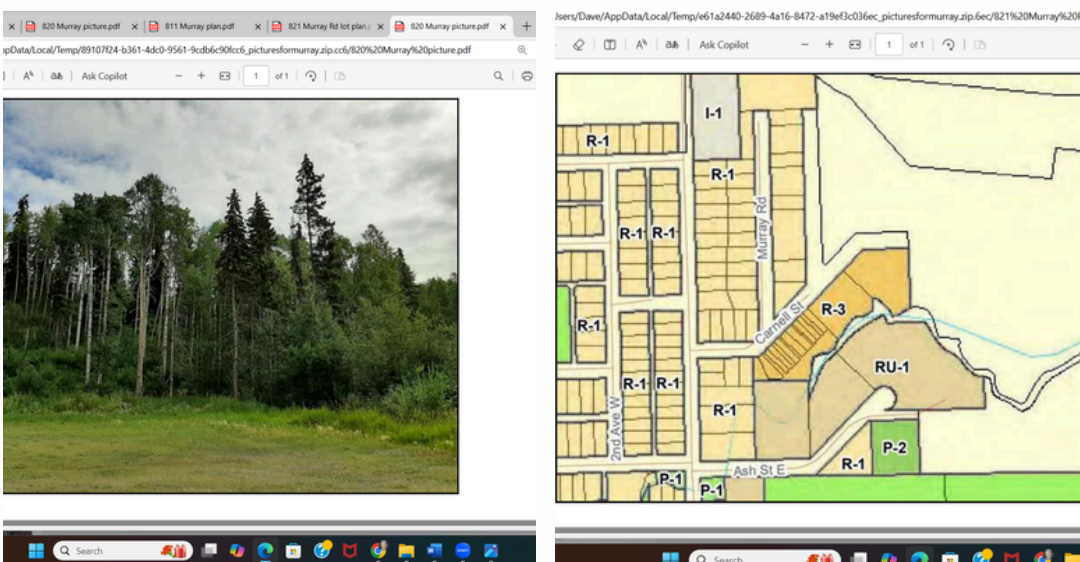
4.10 OFF-STREET PARKING

Off-street parking shall be provided in accordance with Division Nine of this bylaw.

4.11 ACCESSORY BUILDINGS

- a) Accessory structures shall not exceed two;
- b) accessory structures shall not be located in the required front yard;
- c) accessory buildings shall not exceed 5.0 metres in height.

PHOTO GALLERY



NEED MORE INFORMATION?

If you would like more information, additional site viewing, or would like to put in an offer to purchase the property, please reach out to your realtor or the me, the listing agent.

David Fuller, Realtor,

Team Powerhouse Realty
1679 15th Ave Prince George

Phone 250-617-7467

Email dave@nbccommercial.ca



TITLE SEARCH PRINT

File Reference:
Declared Value \$ 15500

2024-11-20, 11:31:36
Requestor: David Fuller

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District
Land Title Office PRINCE RUPERT
PRINCE RUPERT

Title Number
From Title Number CA1901134
BB42693

Application Received 2011-02-14

Application Entered 2011-02-17

Registered Owner in Fee Simple
Registered Owner/Mailing Address: BIG SKY PROPERTIES LTD., INC.NO. 766245
4217 VEGA STREET
PRINCE GEORGE, BC
V2N 6M1

Taxation Authority Prince George Assessment Authority
Fort St. James, District of

Description of Land
Parcel Identifier: 007-091-427
Legal Description:
LOT 18 DISTRICT LOT 4762 RANGE 5 COAST DISTRICT PLAN 8642

Legal Notations NONE

Charges, Liens and Interests NONE

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

TITLE SEARCH PRINT

File Reference:
Declared Value \$ 15500

2024-11-20, 11:34:08
Requestor: David Fuller

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District
Land Title Office PRINCE RUPERT
PRINCE RUPERT

Title Number
From Title Number CA1901125
BB42692

Application Received 2011-02-14

Application Entered 2011-02-17

Registered Owner in Fee Simple
Registered Owner/Mailing Address: BIG SKY PROPERTIES LTD., INC.NO. BC0766245
4217 VEGA STREET
PRINCE GEORGE, BC
V2N 6M1

Taxation Authority Prince George Assessment Authority
Fort St. James, District of

Description of Land
Parcel Identifier: 007-091-401
Legal Description:
LOT 17 DISTRICT LOT 4762 RANGE 5 COAST DISTRICT PLAN 8642

Legal Notations NONE

Charges, Liens and Interests NONE

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

TITLE SEARCH PRINT

File Reference:
Declared Value \$ 12300

2024-11-20, 11:33:06
Requestor: David Fuller

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District
Land Title Office PRINCE RUPERT
PRINCE RUPERT

Title Number
From Title Number CA1901116
PL44923

Application Received 2011-02-14

Application Entered 2011-02-17

Registered Owner in Fee Simple
Registered Owner/Mailing Address: BIG SKY PROPERTIES LTD., INC.NO. BC0766245
4217 VEGA STREET
PRINCE GEORGE, BC
V2N 6M1

Taxation Authority Prince George Assessment Authority
Fort St. James, District of

Description of Land
Parcel Identifier: 023-848-014
Legal Description:
LOT 13 DISTRICT LOT 4762 RANGE 5 COAST DISTRICT PLAN PRP41499

Legal Notations NONE

Charges, Liens and Interests NONE

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE