Prime Development Property

110 PG Pulpmill Rd Prince George Cameron St. Bridge Location

PROFILE DOCUMENT 2025

5.3 Acres - M2 Zoning
Asking Price
REDUCED to $1,750,000

FOR MORE INFORMATION PLEASE CONTACT

Dave Fuller, MBA, Realtor, Team Powerhouse Realty Ltd.
250-617-7467

110 PG Pulpmill Road Property Overview

This property has considerable value. Located next to the Hart Highway and with considerable traffic counts coming off the Cameron St Bridge, the location is ideal for companies or organizations looking for easy access to both central Prince George and Hart Highway communities.

The valuable M2 zoning provides a variety of uses and the owner is open to offers subject to zoning changes.

Located next to McMillan Creek and the Nechako River. Adjacent to the Cutbanks. Occupying the entire intersection of a major artery into the downtown, the property has considerable potential for long-term value and multi-use development.

The views of the river and the serenity of the creek, with the backdrop of the cutbanks, make this property ideal for uses of the property that are not contemplated by the current M2 Zoning but to which municipal officials have expressed their openness to changing.

For More information Please reach out to your commercial realtor or Dave Fuller 250-617-7467

CITY SERVICES TO PROPERTY

HIGH TRAFFIC LOCATION FOR OPTIMAL VISIBILITY

LONG TERM GENERATIONAL VALUE

5 ACRES WITH PRISTINE VIEWS

M2 ZONING FOR VARIETY OF USES

ASKING PRICE REDUCED TO $1,750,000
ALSO AVAILABLE FOR LONG TERM LEASE

Location Map
110 PG Pulpmill Road

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Zoning

M2

M2n

Bylaw 8586	12.2	**M2, M2n: General Industrial**	**M2**
	12.2.1	**Purpose** The purpose of this zone is to provide for a mix of business and light industrial uses.	
Bylaw 8256 Bylaw 8656 Bylaw 8330 Bylaw 8734 Bylaw 8586 Bylaw 9273	12.2.2	**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 • industry, light • manufacturing, custom indoor • outdoor storage • medical marihuana production facility, only in M2n • parking, non-accessory • railway • recycling centre, intermediate • recycling centre, major • recycling centre, minor	12.2.2 **Principal Uses (Continued)** • restaurant • retail, convenience only on Lots 3 and 5, District Lot 4039, Cariboo District, Plan EPP56988 • self-storage facility • service, household repair • service, industrial support • service station, major • service station, minor • transportation depot • truck or rail terminal, major • 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 • vehicle wash, major • vehicle wash, minor • veterinary service, major • veterinary service, minor • warehousing • wholesale • wrecking yard 12.2.3 **Secondary Uses** • Residential security / operator unit

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Location Opportunities

This property is really one of the last few undeveloped jewel properties in Prince George. The location above the floodplain, with spectacular views, a bubbling fish-bearing creek and bordering on an incredible nature park, has stunning potential for the right developers.

While the current zoning enables industrial development, the sellers recognize that they have been simply caretakers of the property for future owners who see the long-term generational concepts of value in owning the property. They are supportive of offers where zoning changes may be included as subjects.

To this end, the sellers recognize that there may be a variety of locational opportunities afforded to the new owners which will not only give them the visibility in the community that they deserve but also create a legacy for future generations; these may include some or all of the following:

- **INDUSTRIAL DEVELOPMENT**
- **RETAIL**
- **SALES CENTER**
- **STORAGE UNITS**
- **WAREHOUSING**
- **CULTURAL MEETING CENTRE**
- **HOUSING**
- **HOTEL**
- **CORPORATE OFFICES**
- **OTHER OPPORTUNITIES**

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Corporate Offices

Imagine an office where workers can walk out the door and be sitting or hiking in nature within seconds. An office building where employees can view an eagle fishing in the river, deer feeding on the lush grasses, and the occasional bear fishing in the stream. A board room where the sounds of a bubbling McMillan creek resonate and the surrounding views energize meeting participants.

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Restaurant or Brewery?

The current zoning provides buyers with the opportunity to build a restaurant and or a brewery. Where is a better place to enjoy a sunset with good food, and good drink than looking over the river?

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Auto or Equipment Dealership

Currently the zoning on this property allows for sales for Equipment and Vehicles. This would be a fantastic location with excellent visibility

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Warehouse or Self Storage

The current zoning provides buyers with the opportunity to build warehousing or self-storage on the site. This may be as a part of a much larger development that encompasses some of the ideas that might provide a higher long-term community value for the site, or exclusive of any other project that coexists on the site, the demand for warehousing and self-storage seems to be significant in the Prince George region at the moment.

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Manufacturing Facility

The zoning supports that this site could be used for industrial purposes that provide the buyers with significant income streams for many years. The location in Prince George as an industrial center for mining, forestry and oil and gas will continue to The location, current zoning, and access to rail, highways and the freight corridors provide the reality that makes industrial use a significant possibility for some buyers.

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Additional Permitted Uses by zoning

Building and Garden Supply
What better location could you find for a building and Garden Supply distributor than this location?

Gas Station and Repair Center:
Zoning on this land permits a Gas Station, with a repair shop.

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Retail Mall

While not zoned for retail, due to its prime location the subject property could be home to some or all of the above identified opportunities but also a small retail mall. With its considerable traffic counts on both the Hart Highway and Cameron Street roundabout a retail center could thrive and be very attractive to lessors willing to pay premium rents for this type of location.

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Meeting Center

If your organization is looking for a site to magnify the presence in the community which preserves culture and creates a generational legacy with a cultural or heritage center, this plot of land is in a prime location with ease of access to the City Center, North Nechako and the Hart Highway. Additionally, access to McMillan Park enables the opportunity for Indigenous cultural awareness opportunities, hiking, history, and educational potential. Combined with a cultural center could possibly be a daycare center, where at their earliest ages, children and adults are taught the value of the land, given hikes along the creek and river and afforded the opportunity to be inspired by nature. It should be noted that the visibility and location of this site will only grow in importance as the city continues to grow on the Hart and density increases in the community. Perhaps not in the current zoning but owner believes that City Council would be open to this.

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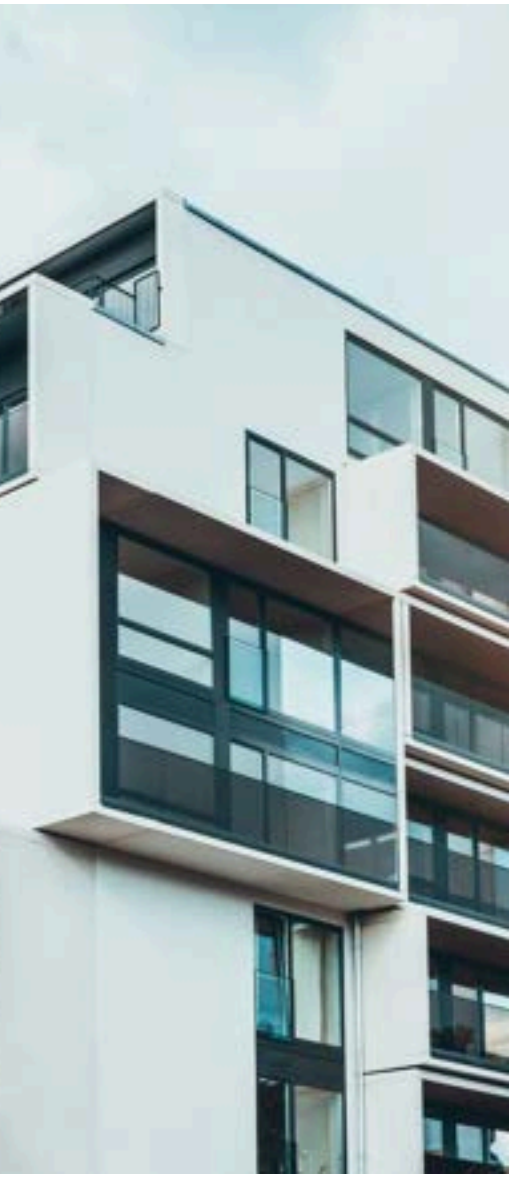
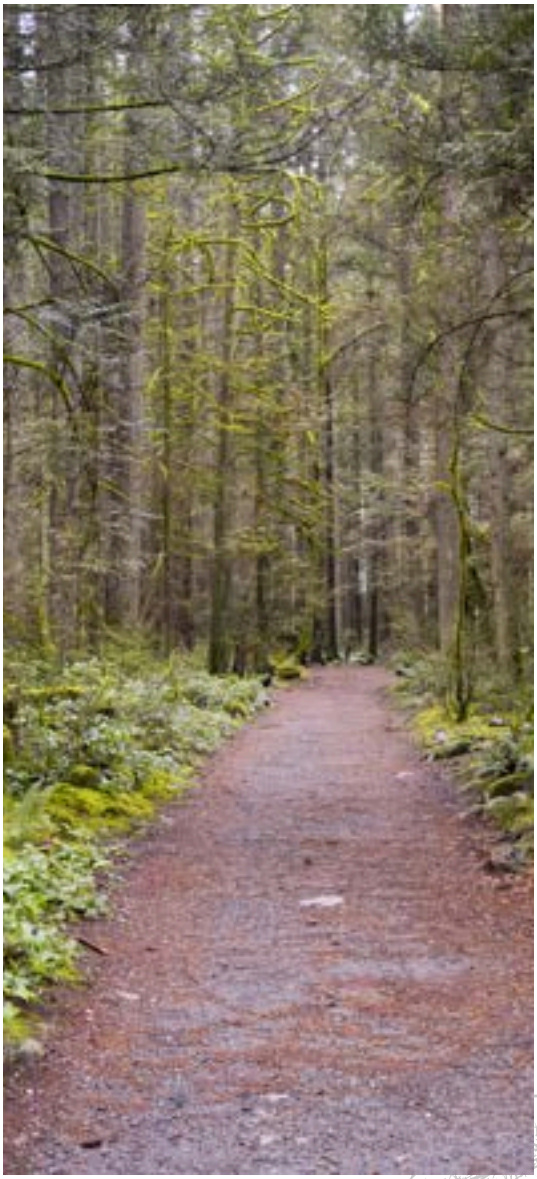
Housing Development

There is no location in Prince George that has housing possibilities with a similar view of the Nechako river and the surrounding hills with frontage access to McMillan creek, hiking trails to the cutbanks and the serenity of the forest! While zoning would have to be changed, the sellers have indicated that they would support offers that are subject to zoning changes.





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Hotel

The current owners have been approached on several occasions by companies looking to partner and develop a hotel on the property. These developers recognize the value of the location and potential for significant income as a result of the proximity to the Hart Highway and City center. With the property bordering on nature, the attraction for tourism and visitors could demand higher rates and a hotel design that includes unique natural features and elements.

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SUMMARY

CAMERON ST. BRIDGE PROPERTY

- **5 + ACRES OF HIGH-PROFILE OPPORTUNITY**
- **EASY ACCESS AND FANTASTIC VIEW LINES**
- **VIEWS OF NECHAKO RIVER AND CITY**
- **CREATES GENERATIONAL WEALTH AND PROSPERITY**
- **A VARIETY OF OPPORTUNITIES FOR USE**
- **CONSIDERABLE VISIBILITY TRAFFIC COUNTS**
- **DON'T MISS OUT - ACT NOW**

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PROPERTY INFORMATION

OVERVIEW

Legal Descriptions:
LOT A, DISTRICT LOT 2440, CARIBOO DISTRICT PLAN EPP33848,

PID'S: 029-324-548

Municipal Address : 110 PG Pulpmill Road, Prince George,

Land Size 5.31 Acres

Property Taxes (2024): $18,542

Zoning:

- While the current M2 zoning may be valuable to some parties the owners of the property believe that due to the beauty of the land and its central location to highways and the city center, there may be more value in using the property for other facilities that might include housing, offices, hotels, cultural centers that provide longer term community and societal value

- Current M2 and M2N Zoning (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 industry, light manufacturing, custom indoor outdoor storage medical marihuana production facility, only in M2n parking, non-accessory railway , recycling center) See attached sheet

Environmental:
The M.D Edgson Group who are the current owners believe that this land would have a clean environmental phase 1 .

PROPERTY INFORMATION

LOCATION INFORMATION

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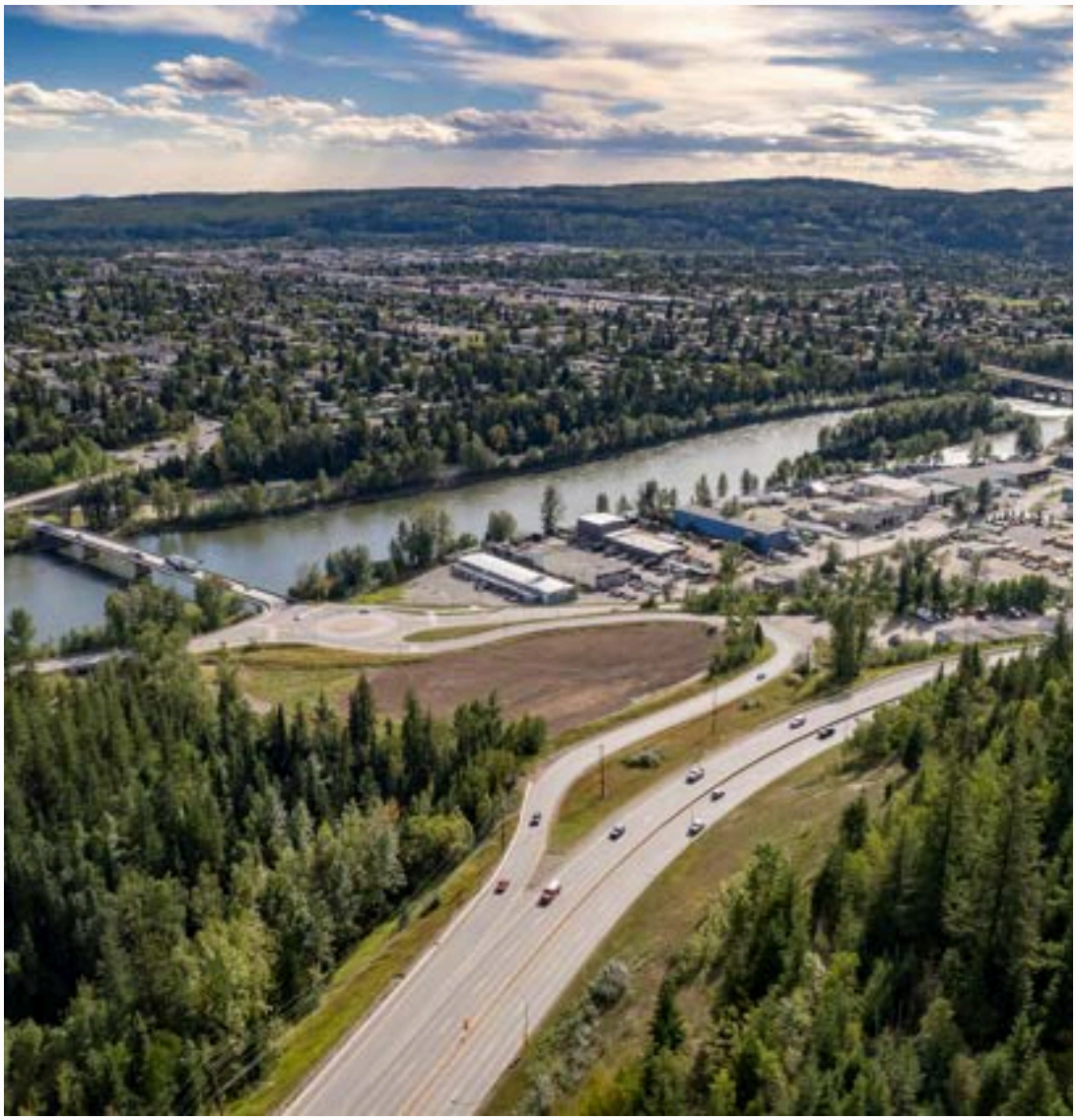
PHOTO GALLERY



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City of PG services History

City of Prince George
HISTORY SHEET

029324548

SHEET NUMBER | Roll Number

Legal: LOTS A | BLOCK | D.L. 2440 | PLAN EPP33848

Address: 110 PRINCE GEORGE PULPMILL RD

Sanitary Connection: # 12428 | SIZE 150MM | MATERIAL | INV. | CONNECTED

Water Connection # N/D | SIZE 50mm | MATERIAL | METER | CONNECTED

Storm Connection: # | SIZE | MATERIAL | INV. | CONNECTED

Cash Receipt No's: WATER | SANITARY 2139 | STORM

CURB FROM PROPERTY LINE | PAVEMENT WIDTH

B.C. HYDRO | UNDERGROUND CONNECTION

B.C. TELEPHONE | UNDERGROUND CONNECTION

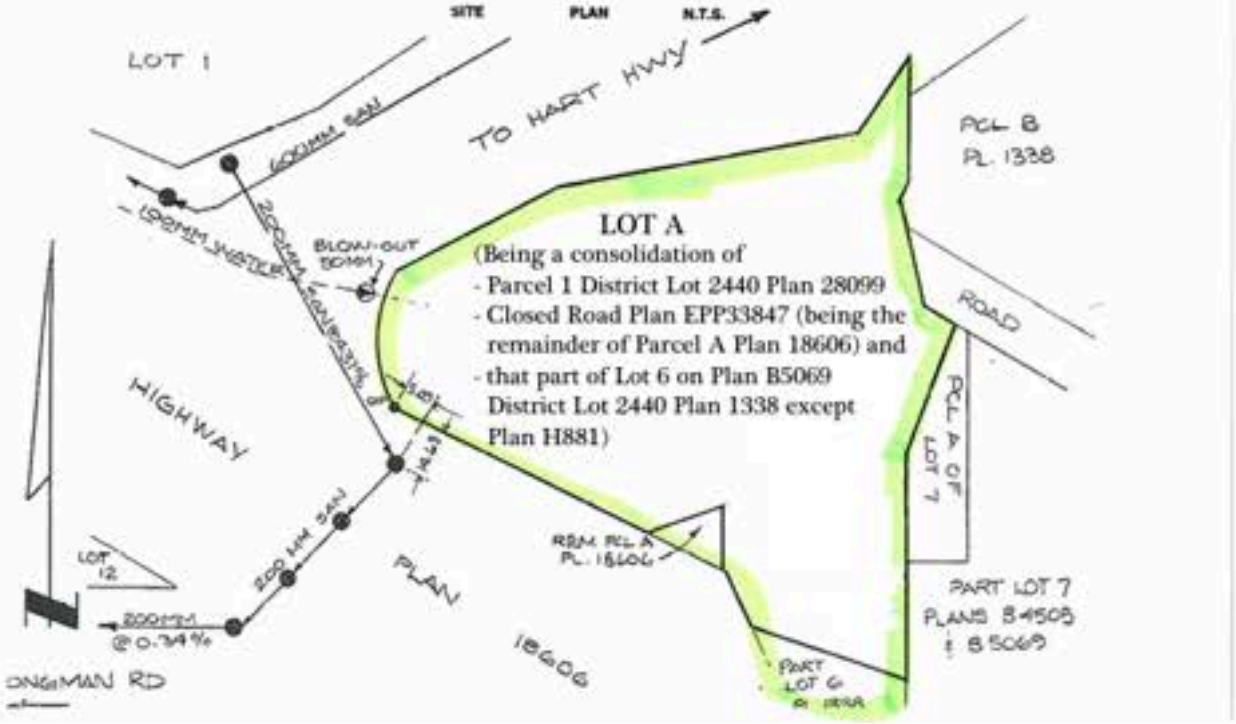
INLAND GAS

Information Sheets:

Comments:

THE INFORMATION CONTAINED HEREIN IS FOR INTERNAL USE ONLY. NOT TO BE RELIED UPON UNLESS CONFIRMED BY SITE INSPECTION AND/OR INVESTIGATION.

SITE PLAN N.T.S.



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Tax Information

Comm - Detailed Tax Report

Property Information

Prop Address	110 PRINCE GEORGE PULPMILL RD	Jurisdiction	CITY OF PRINCE GEORGE
Municipality	CITY OF PRINCE GEORGE	Neighborhood	856-HART HIGHWAY LIGHT INDUSTRIAL
Area		SubAreaCode	
PropertyID	029-324-548	BoardCode	N
PostalCode			

Property Tax Information

TaxRoll Number	9025006100	Gross Taxes	$18,542.92
Tax Year	2024	Tax Amount Updated	05/31/2024

More PIDS

029-324-548

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
EPP33848	A		2440	05				

Legal FullDescription

LOT A, PLAN EPP33848, DISTRICT LOT 2440, CARIBOO LAND DISTRICT

Land & Building Information

Width		Depth	
Lot Size	5.313 ACRES	Land Use	
Actual Use	VACANT IC&I		
BCA Description		Zoning	
WaterConn			
BCAData Update	01/08/2025		

Actual Totals

Land	Improvement	Actual Total
$902,200.00	$0.00	$902,200.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
$902,200.00	$0.00	$0.00	$0.00	$902,200.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
$902,200.00	$0.00	$0.00	$0.00	$902,200.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
6/12/2014	$5,500.00	CA3776305	REJECT - NOT SUITABLE FOR SALES ANALYSIS
6/12/2014	$0.00	CA3776308	REJECT - NOT SUITABLE FOR SALES ANALYSIS

NEED MORE INFORMATION?

There is no other 5 Acre location in Prince George that has such high visibility potential with locations so close to the city center. The property borders on nature and provides such spectacular views of the Nechako river and Cranbrook Hill with such ease of access as this particular site. It has all the great attributes that would enable the right new owners to create a location for commerce that will not be afforded at most other locations available in Prince George.

Because of its proximity to the river, the city, the cutbanks and the McMillan creek park along with the centrality and the visibility of the major intersection, the property is truly one of a kind.

Once sold and developed, this location will never again afford the opportunity to you or your organization as prospective buyers the chance to create something truly incredible on this site.

If you believe that 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 commercial realtor or the listing agent.

David Fuller, Realtor,

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