

OFFERING MEMORANDUM



Clint Dahl, PREC, REALTOR®
250.981.2070 | clint@clintdahl.ca

Royal LePage Aspire, Brokerage
1625 4th Ave, Prince George, BC
Independently Owned & Operated



COMMERCIAL PROPERTY Carmel Restuarant 1538 Hwy 97 S, Prince George, BC, V2L 5L9

Dave Fuller, MBA, Realtor
Team Powerhouse Realty
250-617-7467
Email: dave@nbccommercial.ca



Investment Summary

Royal LePage Aspire Realty and Team Powerhouse Realty are pleased to present
1538 Highway 97 S, Prince George, B.C.

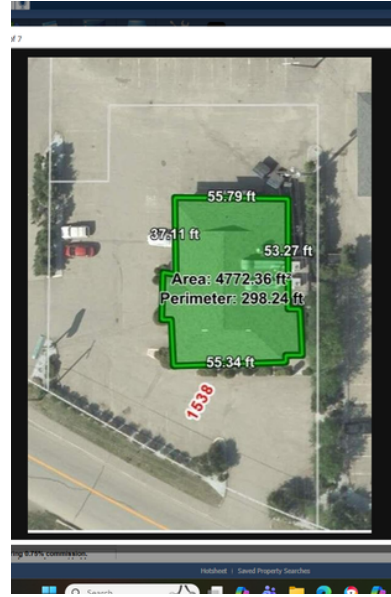
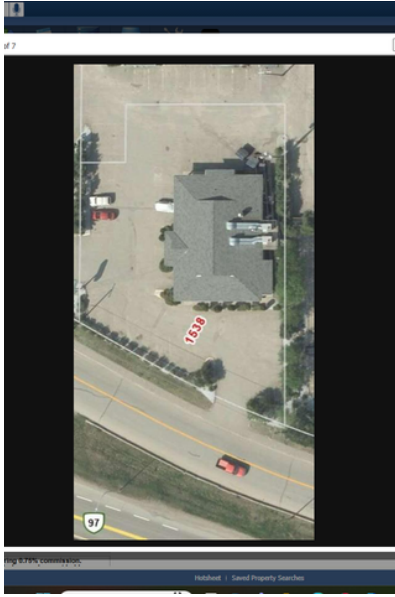
This is a freestanding, 6,960 sf (gross) commercial building on 0.502-acre, C6 Highway Commercial site, offered at \$1,200,000.

Investment Highlights

- Priced below independently appraised value — asking \$1,200,000 vs. an appraised value of \$1,325,000 (April 17, 2026)
A copy of the full appraisal report is available to qualified purchasers upon request.
- Freestanding building with full, finished basement — 3,480 sf main floor plus 3,480 sf basement (6,960 sf total)
- C6 Highway Commercial zoning permits 35 principal uses, supporting restaurant, retail, or a range of alternate commercial users
- Recent capital upgrades: newer HVAC systems, asphalt shingle roof, hardie cement board siding, and updated flooring and interior finishes
- Turnkey commercial kitchen with gas ranges, griddle, deep fryers, dishwashing stations, and fire suppression hood vent
- Good exposure to Highway 97 S, approximately 3 km south of downtown Prince George, with nearby traffic support from the Treasure Cove Casino
- Estimated market rent of \$104,400/yr (\$8,700/mo) and NOI of \$89,811 support ownership as an investment, restaurant operation, or owner-user purchase



Street Address	1538 S Highway 97 Prince George
Effective Date	Fall 2026
Building Size	Main floor: 3,480 sf Basement: 3,480 sf Total: 6,960 sf
Legal Description	LOT 1, PLAN PGP29654, DISTRICT LOT 913, CARIBOO LAND DISTRICT, EXCEPT PLAN 29773, SEE EASEMENT PL 29552
Site and Neighborhood Description	Solid building on a ½ acre, landscaped property with highway visibility. Next to the Carmel Motel and several other motels and restaurants.
Utilities	Gas, Hydro, City Water and Sewer
Site Access	Good access from the highway and frontage road
Description of Improvements	The building is well kept and the yard seems to be well maintained
Tax Assessment (2025)	\$1,088,000
Property Taxes (2025)	\$22,755
Policy Affecting Property	Department of Highways
Zoning	C6





BC Assessment

1538 S HIGHWAY 97 PRINCE GEORGE V2L 5L9

Area-Jurisdiction-Roll: 26-226-00-26972.000



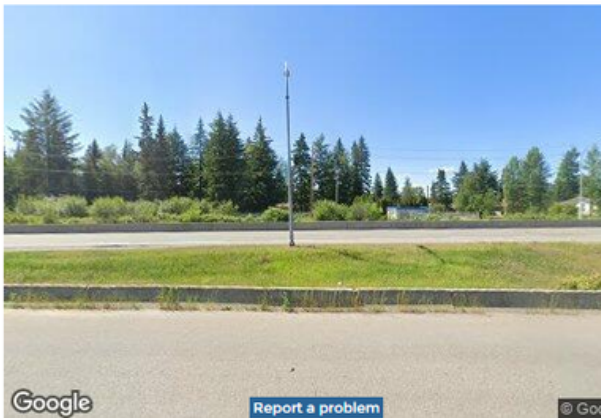
Favourite



Compare



Print



Total value **\$1,148,000**

2026 assessment as of July 1, 2025

Land	\$871,000
Buildings	\$277,000
Previous year value	\$1,088,000
Land	\$871,000
Buildings	\$217,000

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

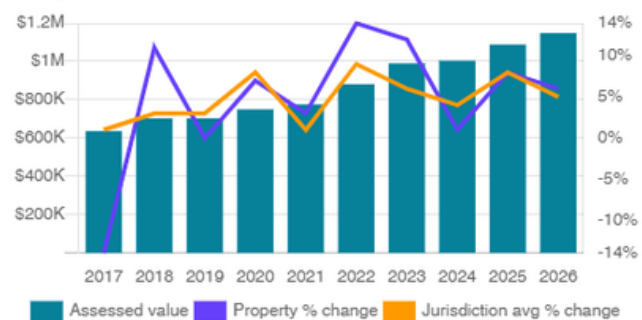
Visit our [BC Assessment interactive market trends maps](#) for assessed value changes in your area, and our [Property tax page](#) to learn what your assessment value change means for your property taxes.

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

Property value history

2026	+6%	\$1,148,000
2025	+8%	\$1,088,000
2024	+1%	\$1,004,000
2023	+12%	\$990,000
2022	+14%	\$881,000

Property value and City of Prince George jurisdiction change



Property information

[Are the property details correct?](#) ▼

Legal description and parcel ID

Bylaw 8974	11.6	C6, C6c, C6I: Highway Commercial		C6
	11.6.1 Purpose	The purpose of this zone is to provide for uses appropriate for some highway locations.		
Bylaw 8656 Bylaw 8343 Bylaw 9041 Bylaw 9110 Bylaw 9167 Bylaw 9273 Bylaw 9359	11.6.2 Principal Uses	• auction, minor • brewery & distillery, minor only in C6I • building & garden supply • Community Care Facility, Major only on Lot 3, District Lot 754, Cariboo District, Plan 23130 • education, commercial • greenhouse & plant nursery • health service, minor • liquor primary establishment, minor only on Lot A, District Lot 1432, Cariboo District, Plan 26796 • office • parking, non-accessory • recreation, indoor • recycling centre, intermediate, only on Lots 21 and 22, District Lot 753, Cariboo District, Plan 8391 • recycling centre, minor • restaurant • retail, adult-oriented • retail, cannabis only in C6c • retail, convenience • retail, farmers market		11.6.2 Principal Uses (Continued) • retail, general • retail, liquor, only in C6I • self-storage facility • service, business support • service, financial • service, household repair • service, massage therapy • service, personal • service, pet grooming & day care • service station, major • service station, minor • vehicle rental, minor • vehicle repair, minor • vehicle sale, minor • vehicle wash, major • vehicle wash, minor • veterinary service, minor 11.6.3 Secondary Uses • residential security/operator unit
	11.6.4 Subdivision Regulations	1. The minimum lot width is 15.0 m. 2. The minimum lot area is 500 m².		
	11.6.5 Development Regulations	1. The maximum site coverage is 50%. 2. The maximum height is 12.0 m. 3. The minimum front yard is 0.0 m.		

ZONING & LAND USE

The property is zoned C6 (Highway Commercial) under City of Prince George Bylaw 7850, intended to provide for uses appropriate to highway locations. The zone permits 35 principal uses and 1 secondary use, with a maximum site coverage of 50% (the existing improvement occupies approximately 16% of the site). Minimum lot width is 15.0 m and minimum lot area is 500 m², both comfortably satisfied by the subject's 21,883 sf lot.

The Official Community Plan designates the site Highway Commercial under the Business District classification, intended to accommodate traveling public-oriented and vehicle-accessed commercial uses. The independent appraisal concludes the highest and best use of the property, both as vacant and as improved, is continued commercial development consistent with the existing C6 zoning — supporting continued restaurant use or conversion to an alternate permitted commercial use, subject to normal tenant improvements.

Why This Property Just Makes Sense!

If you're running a restaurant, the hard part's already done here. The kitchen's ready to go — ranges, fryers, griddle, dishwashing, the works — and there's a full finished basement downstairs that's perfect for private parties, overflow seating, or extra storage. The building has had a lot of the big-ticket stuff taken care of too, with a newer roof, siding, and HVAC, so you can focus on cooking and serving instead of renovating.

Location-wise, it's hard to beat. You're right on Highway 97 S with your own sign and great visibility, close enough to downtown to catch the lunch crowd, and in an area that's been getting busier thanks to nearby spots like Treasure Cove Casino. It's the kind of place people can spot from the road and remember how to find again.

And even if food service isn't your plan, the zoning is flexible enough to work for all kinds of businesses — a showroom, a retail spot, an office that wants a real presence on a busy street. A freestanding building with parking and highway visibility is a rare find either way.

The best part might be the price. At \$1,200,000, it's listed below what the independent appraisal says it's actually worth (\$1,325,000) — so there's real value built in from day one, whether you're moving your business in or looking at it as an investment.





Clint Dahl, PREC, REALTOR®
250.981.2070 | clint@clintdahl.ca

Clint Dahl is a Prince George area expert, offering over 15 years of relevant, firsthand real estate experience. He is a dedicated Commercial Real Estate professional providing his long-standing clients with exceptional resources and a best-in-class experience in Central and Northern BC. His areas of expertise include Industrial, Commercial, Vacant Land, Land Developments, Multi-Family and Retail Space. He serves and maintains strong and lasting relationships with his clients ranging from top Fortune 500 companies to small and upcoming businesses.

His deep understanding of the market and opportunities provides his clients critical advisory expertise across all asset types, including valuation for investment analysis, due diligence for office, industrial, retail properties and land transactions, feasibility and market rental studies, opinions of value and portfolio management. He has negotiated numerous lease and sale transactions continually ranked as one of the top producers including ranking 3rd in BC for 2024 and 8th Nationally in 2024 out of over 22,000 agents in the Royal LePage network.

Prior to joining Royal LePage Commercial, Clint served as Chairman of the Board at Initiatives PG and was on the Board of Directors of the Prince George Chamber of Commerce, both dedicated to the economic development of the Prince George area. Clint has earned top honors as a Royal LePage professional for the past 5 years including a 10-year Service Excellence Award. He studied at the College of New Caledonia. Dedicated to continued learning, he is currently completing his Certified Commercial Investment Member (CCIM) designation. Clint lives in Prince George with his wife and their 4 children. On their leisure time, they can be found on horseback, taking part in Cattle Penning competitions (frequently called "cow chasing").

What others say about him:

"He knows how to keep deals together when things start coming off the rails"

"Understands how to work with municipalities and governing bodies to push projects forward"

"I welcome his ability to be able to get creative and think outside the box when needed in putting deals together"

"I appreciate his straight forwardness. He has talked me out of a few deals that in hindsight, I am really glad he did"

CLINT DAHL

Dave Fuller, MBA Commercial Realtor



Dave Fuller is an award-winning commercial real estate professional with Team Powerhouse Realty in Prince George, BC. With a business career that began in the mid-1980s, Dave has owned and operated multiple businesses and commercial investments, giving him firsthand insight into what it takes to build, grow, and sell successful enterprises.

In the 1990s, Dave owned one of the busiest health food stores in Canada, leading a team of over 50 employees. His entrepreneurial spirit and experience in managing growth continue to guide his approach today.

In 2013, Dave returned to school and earned his MBA from UNBC in 2015. Following that, he became a business coach, working with more than 250 clients around the world and authoring several books designed to help small business owners succeed.

Outside of work, Dave is a devoted husband and proud father of three daughters and a son. He's also an active basketball coach, guitarist, and cyclist who enjoys giving back to his local community and parish.

Today, Dave focuses exclusively on helping clients buy and sell commercial properties and businesses, leaving residential real estate to those who specialize in that area. His passion lies in helping people reach their goals and making great deals happen.

Get in Touch

 250-617-7467

 Dave@nbccommercial.ca

 NBCCommercial.ca

