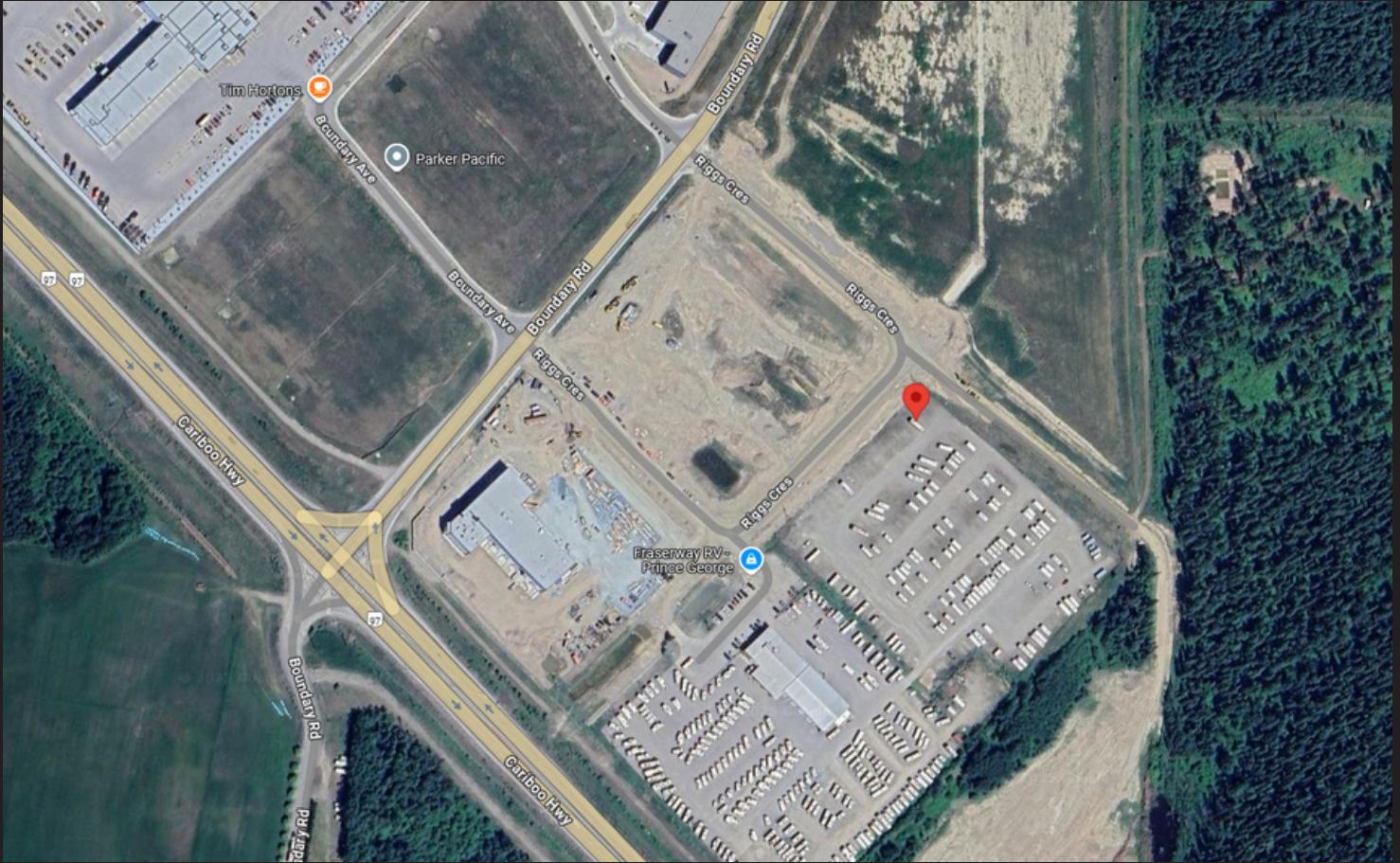


FOR SALE

7459 Riggs Cres
Prince George BC



7459 Riggs Cres
Prince George BC

\$885,000.00

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

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

* PREC - Personal Real Estate Corporation



PROPERTY OVERVIEW

\$885,000.00

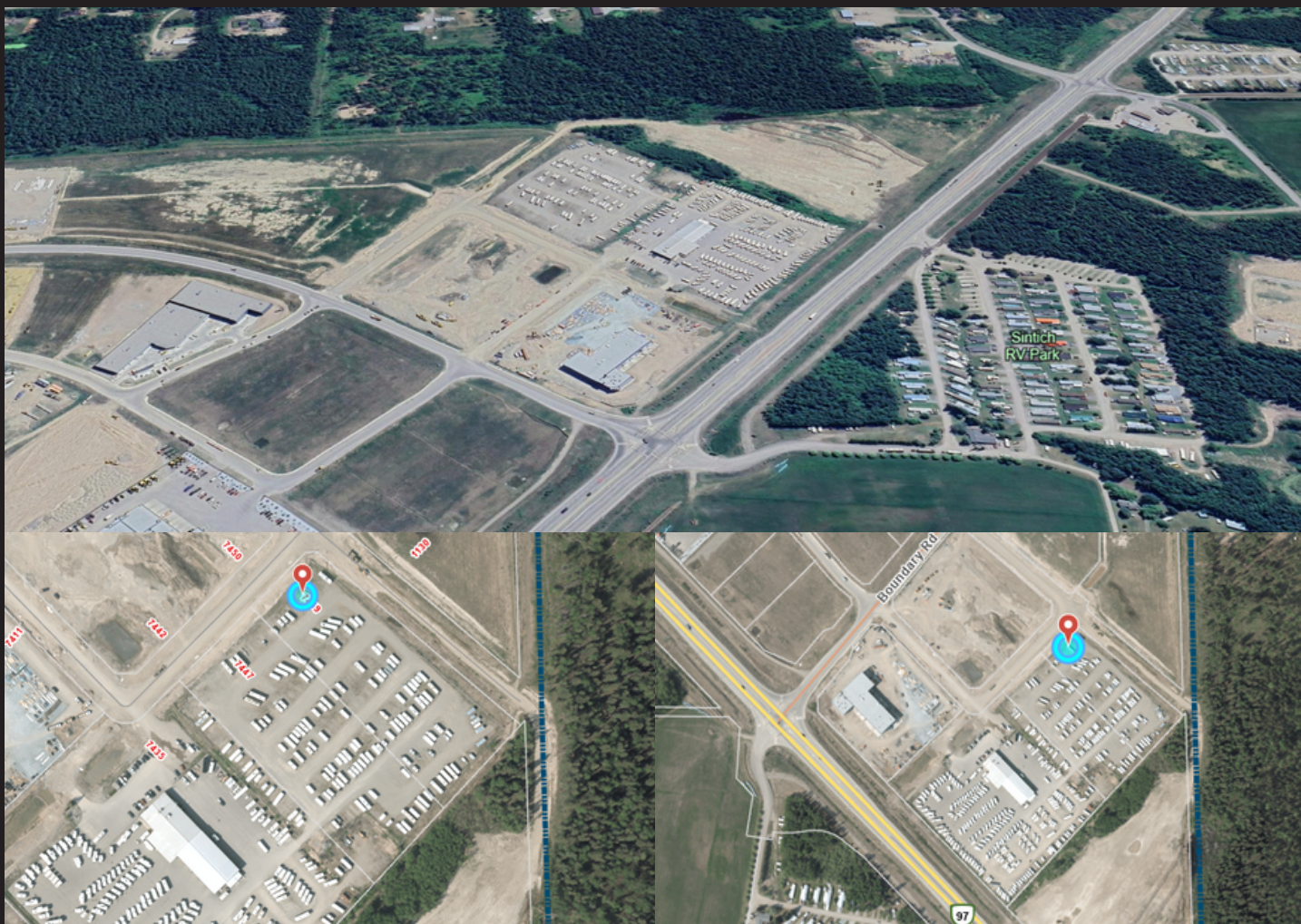
Property Features

- 3.44 ACRES OF LAND
- M1 LIGHT INDUSTRIAL ZONING ALLOWS FOR A WIDE RANGE OF COMMERCIAL AND INDUSTRIAL USES.
- LOCATED JUST OFF HIGHWAY 97 S.
- THE LAND IS READY FOR DEVELOPMENT, IDEAL FOR IMMEDIATE CONSTRUCTION OR INVESTMENT.

PROPERTY PHOTOS



LOCATION MAP



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LAND DESCRIPTION

PID 031-193-013

Legal Description:

LOT 106 DISTRICT LOTS 748 AND 750 CARIBOO DISTRICT
PLAN EPP99266

ZONING

M1 LIGHT INDUSTRIAL

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 9273	12.1.2 Principal Uses		
Animal shelter	Greenhouse & plant nursery	Recycling centre, minor	Utility, major
Auction, major	Industry, light	Restaurant	Utility, minor
Auction, minor	Manufacturing, custom indoor	Retail, general or only	Vehicle rental, major
Brewery & distillery, minor	Medical marihuana production facility, only	business or office supplies	Vehicle rental, minor
Building & garden supply in M1n	Parking, non-accessory	Self-storage facility	Vehicle repair, major
Consulting, scientific and technical	Railway	Service, business support	Vehicle repair, minor
Contractor service, major	Recreation, indoor	Service, food bank only on Lot A, District Lot 936,	Vehicle sale, major
Contractor service, minor	Recycling centre, intermediate	Service, industrial support	Vehicle sale, minor
Education, commercial		Service, pet grooming & day care	Veterinary service, major
Emergency service		Service station, major	Veterinary service, minor
Equipment, major		Service station, minor	Vehicle wash, major
Equipment, minor		Transportatio depot	Vehicle wash, minor
Fleet service		Truck or rail terminal, minor	Wholesale

ZONING

Bylaw 9488	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	
Liquor Primary Establishment, Minor only on Lots 9-10, Block 141, District Lot 343, Cariboo District, Plan 1268	
Retail, Convenience only on Lot A, District Lot 936, Cariboo District, Plan 16962	
Bylaw 8532	12.1.4 Uses secondary to Food Bank Service Only
Retail, general of second hand goods only	

2.1.5 Subdivision Regulations

1. The minimum lot width is 18.0 m.
2. The minimum lot area is 600 m².

12.1.6 Development Regulations

1. The maximum site coverage is 80%.
2. The maximum height is 12.0 m.
3. The minimum front yard is 3.0 m.
4. The minimum side yard is 0.0 m, except it is 3.0 m if it abuts a residential lot or a flanking street.
5. The minimum rear yard is 3.0 m, except it is 1.2 m if it abuts a lane.
6. Notwithstanding the previous sections, no yards are required in the area bounded by First Avenue, Lower

Patricia Boulevard, and Queensway. **12.1.7 Other Regulations** 1. A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing. 2. Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8



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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

About Us

Leverage Royal LePage Commercial's incredible growth & market presence!

Royal LePage Commercial professionals meet criteria for knowledge, experience and performance, providing credible, quality representation you can rely on. They engender a culture of collaboration where knowledge, information and resources are developed and discreetly shared between large urban centres and smaller markets, coast-to-coast.

This partnership mentality is further extended to their respected industry associates, all with the goal of collaborating to meet unique client needs. Whatever your Commercial Real Estate need, Royal LePage Commercial delivers – wherever you are, or wherever you need to be!

Royal LePage: A brand that stands for high-quality service.

For 110 years, Royal LePage REALTORS® have been helping Canadians buy and sell their homes and supporting the communities where they live and work.

MOMENTUM AND GROWTH



+20,000

REALTORS®
coast to coast

INCREDIBLE REACH



royallepage.ca

60

MILLION
annual visits/year*

STRONG HERITAGE



110

YEARS
of success in
Canadian real estate

THE VOICE OF CANADIAN REAL ESTATE

#1
+7.6

BILLION
media impressions†

We are the
MOST QUOTED
real estate brand!

A CULTURE OF GIVING BACK



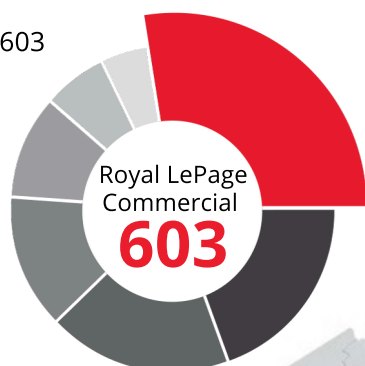
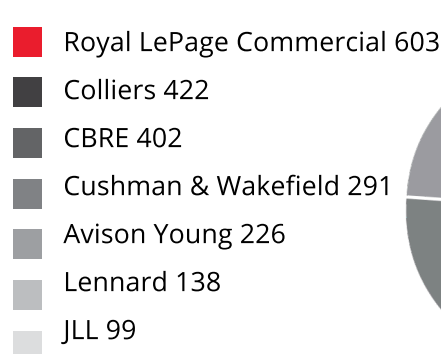
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MILLION
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Royal LePage
Shelter Foundation‡

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- LePage Commercial REALTORS® understand the commercial real estate landscape, have access to a national professional referral network, and provide their clients with sound, expert advice. They are committed to delivering the results you need.
- The largest and fastest growing commercial brokerage in Canada with over 500 REALTORS®
- Commercial analytics, marketing & communications and collaboration.
- Expertise in commercial sales, leasing, sale of business, industrial, agricultural, land development, multi-family and specialty use.

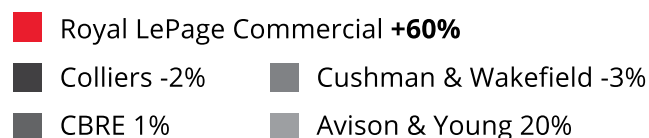
Number of brokers*



170 locations across Canada



Growth percentage†



#1