

**AVISON
YOUNG**

For Sale

**1020 Talchako Road
Prince George, BC**

PRICE REDUCED



Opportunity to purchase 10.42
acres of industrial development
land in Prince George, BC

AVISON YOUNG

Gord Robson*, Principal
604 647 1331
gord.robson@avisonyoung.com
**Personal Real Estate Corporation*

Ilya Tihanenoks, Principal
604 260 1869
ilya.t@avisonyoung.com

TEAM POWERHOUSE REALTY

Matthew Vigue
250 961 7727
matthewvigue@gmail.com



Property details

PID
031-540-295

LEGAL DESCRIPTION
LOT B DISTRICT LOT 748 CARIBOO DISTRICT
PLAN EPP95567

LOT SIZE
10.42 acres

PROPERTY TAXES (2022)
\$37,925.35

MUNICIPAL SERVICES
Water, sanitary and storm are available to connect nearby

UTILITIES
Natural gas and electricity are available to connect nearby

ENVIRONMENTAL REPORTS
Phase 1 Environment Site Assessment

SALE PRICE
\$3,450,000

AVAILABILITY
Immediate

Opportunity

Avison Young is pleased to present the opportunity to purchase 10.42 acres of M2 zoned land in the industrial area of Prince George. Conveniently located on Boundary Road, the property allows for quick and easy access to major highways such as Highway 16 and Highway 97, as well as the nearby Prince George Airport (YXS). Just a short 10-minute drive from downtown, this location offers many nearby amenities.

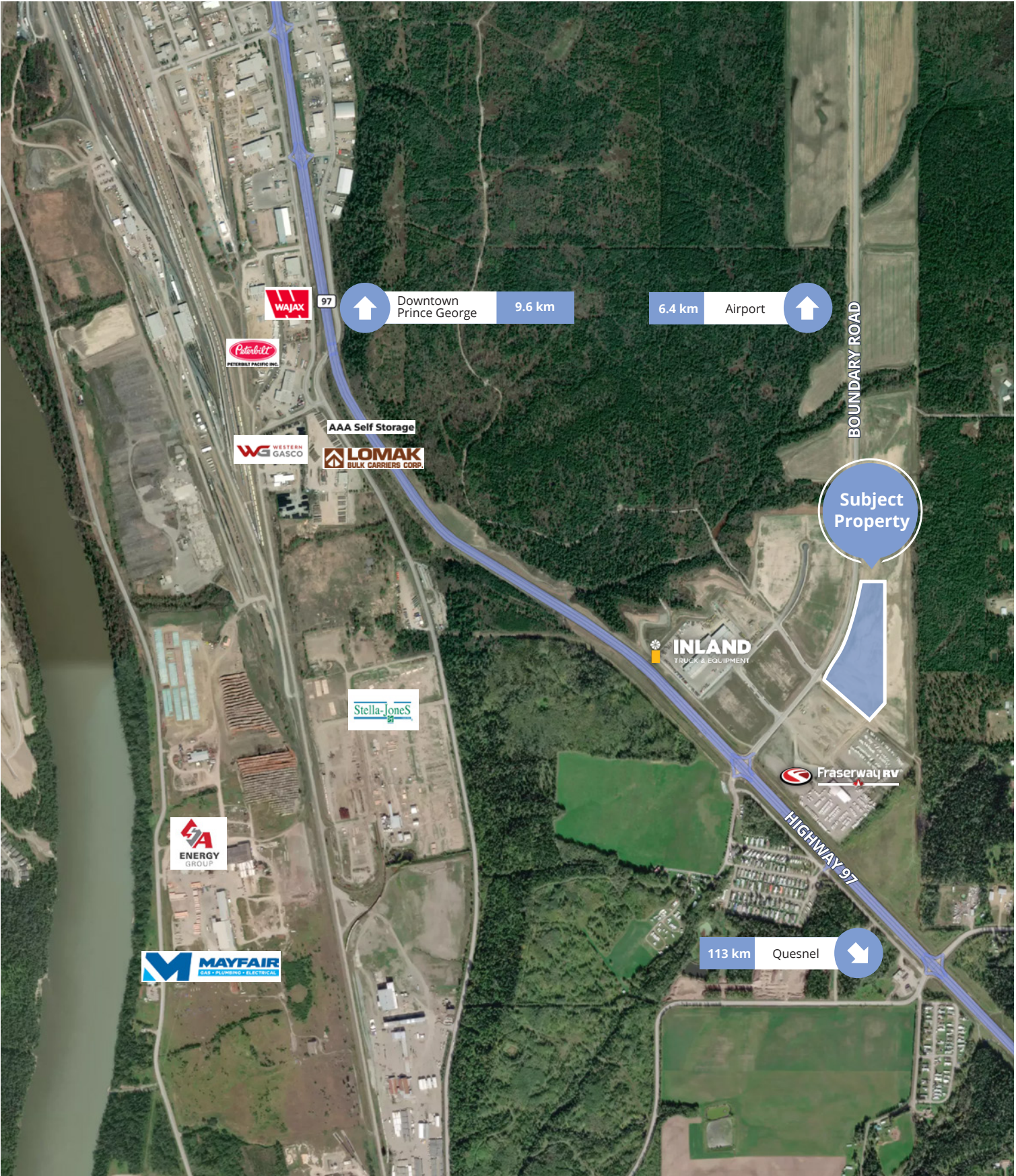
Property highlights

-  10.42 acres lot size
-  Central location in Prince George
-  Approved Development Permit
-  Shovel ready development site

Zoning

M2 (General Industrial) zoning allows for a wide range of uses, including but not limited to the following. Please contact the listing agents for a full description of the zoning bylaw.

- Brewery and distillery
- Building and garden supply
- Manufacturing
- Outdoor storage
- Recycling centre
- Vehicle rental, repair, and wash
- Warehousing and storage
- Wrecking yard





Contact for more information

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#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

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