

FOR LEASE

101 3845 15th Avenue
Carter Light Industrial



101 3845 15th Avenue
Prince George, BC

\$12.00 per sq ft

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

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



PROPERTY OVERVIEW

\$12.00 per sq ft

Property Features

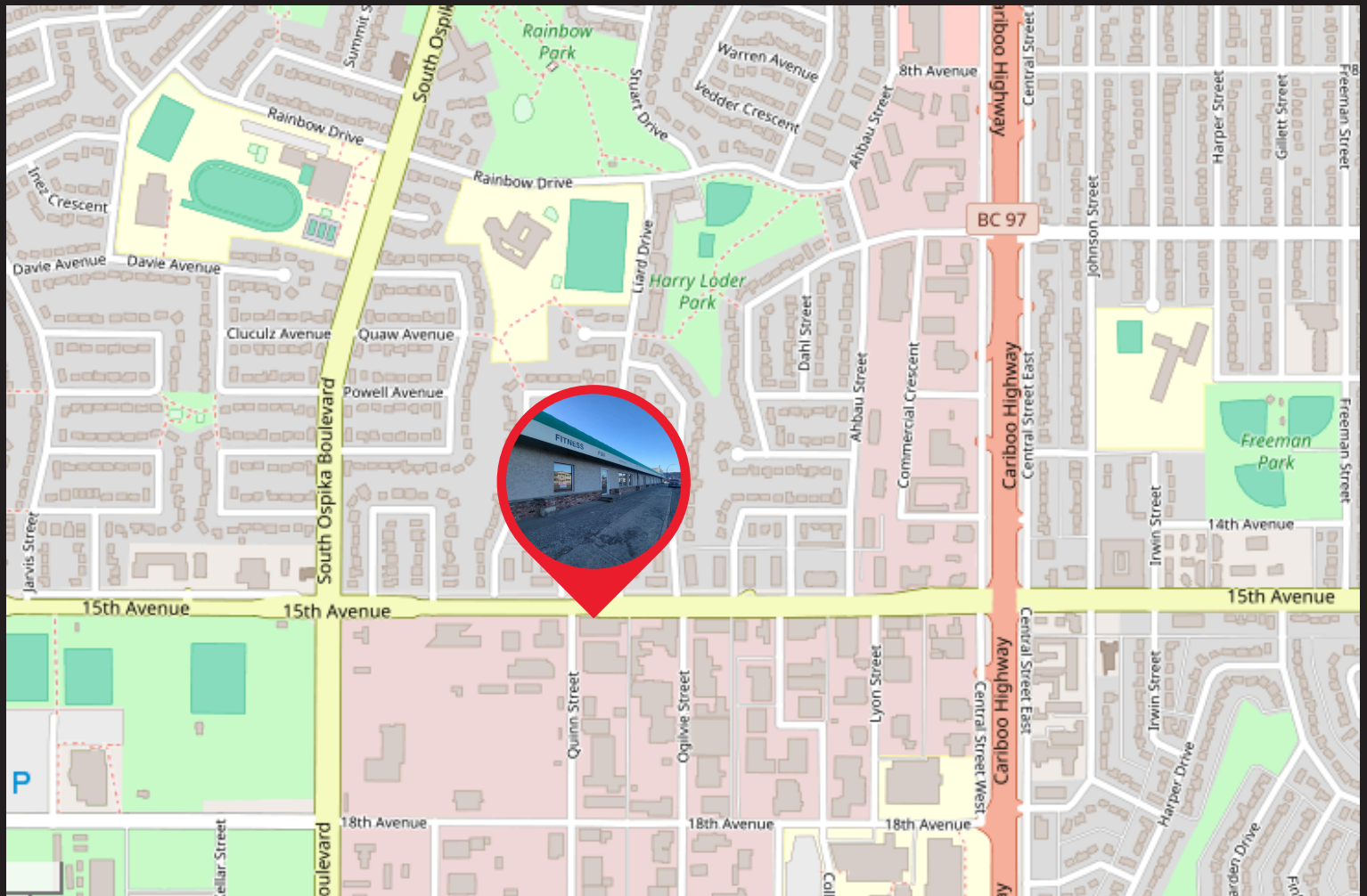
- 3,133 sq ft of retail/office space.
- High exposure in front of 15th Avenue.
- Lots of street parking in front of the space.
- Currently vacant and ready for your ideas.
- Base rent works out to \$3,133.00 per month and additional rent is \$1,305.42 per month.



PROPERTY PHOTOS



LOCATION MAP



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	Self-storage facility	Vehicle rental, minor
Auction, major	Industry, light	Service, business support	Vehicle repair, major
Auction, minor	Manufacturing, custom indoor	Service, food bank only on Lot A, District Lot 936, Cariboo District Plan 16524	Vehicle repair, minor
Brewery & distillery, minor	Medical marihuana production facility, only	Service, household repair	Vehicle sale, major
Building & garden supply	in M1n	Service, pet grooming & day care	Vehicle sale, minor
Consulting, scientific and technical	Parking, non-accessory	Service station, major	Veterinary service, major
	Railway	Service station, minor	Veterinary service, minor
Contractor service, major	Recreation, indoor	Service station, minor	Vehicle wash, major
Contractor service, minor	Recycling centre, intermediate	Transportation depot	Vehicle wash, minor
Education, commercial		Truck or rail terminal, minor	Warehousing
Emergency service		Utility, major	Wholesale
Equipment, major	Recycling centre, minor	Utility, minor	
Equipment, minor	Restaurant	Vehicle rental, major	
Fleet service	Retail, general of only		
	business or office supplies		

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.

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+20,000

REALTORS®
coast to coast

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MILLION
annual visits/year*

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110

YEARS
of success in
Canadian real estate

THE VOICE OF CANADIAN REAL ESTATE

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+7.6

BILLION
media impressions†

We are the
MOST QUOTED
real estate brand!

A CULTURE OF GIVING BACK



\$41

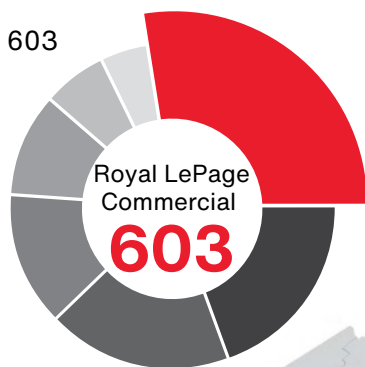
MILLION
raised for the
Royal LePage
Shelter Foundation‡

ROYAL LEPAGE COMMERCIAL

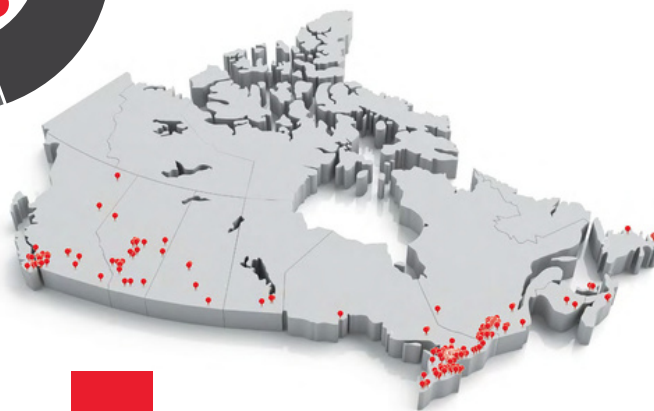
The Royal LePage Commercial Advantage

- 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†

