

FOR SALE



**ESTABLISHED INCOME PRODUCING 70,000 SF
MEDICAL OFFICE BUILDING**

LOCATED DOWNTOWN PRINCE GEORGE

1669 VICTORIA STREET & 1740 REDWOOD STREET PRINCE GEORGE BC



Business Finders
Canada
Commercial Real Estate Office

BRENT MARSHALL

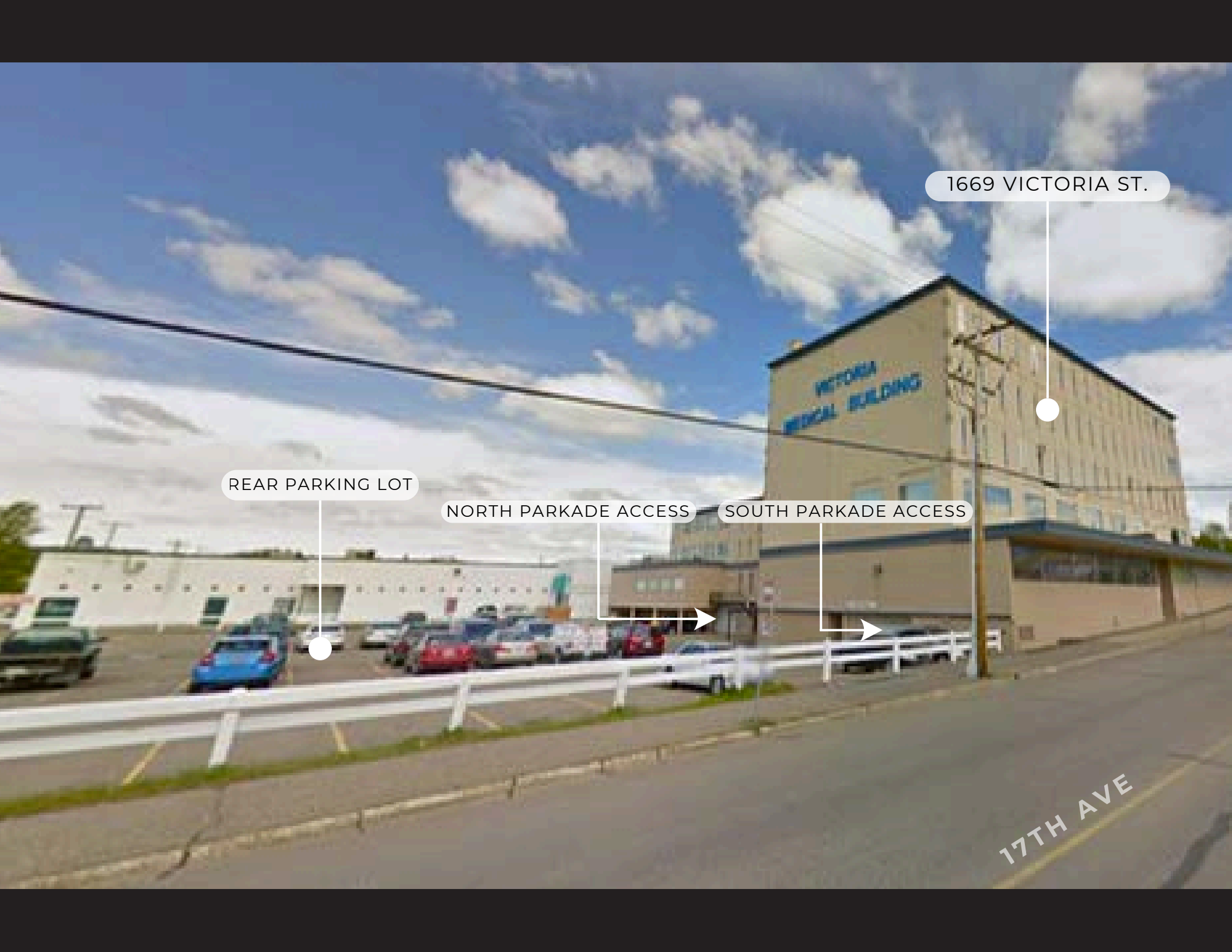


Business Finders Canada proudly presents the Victoria Medical Building—an exceptional 70,596 SF investment opportunity in the heart of Prince George's thriving Gateway/Downtown district. Located at 1669 Victoria Street, this property spans an entire block, encompassing two corners bounded by Victoria St. to the east, 17th Ave. to the south, and Redwood St. to the west. This opportunity features the landmark Victoria Medical Building and an additional title for parking convenience, located at 1740 Redwood Street. With a total land area of 48,755 SF, including nearly 1 acre on Victoria Street and an additional 6,120 SF lot on Redwood Avenue, this property presents a rare chance to secure a substantial foothold in Prince George's burgeoning medical sector.

The Victoria Medical Building stands as an income-producing asset with a robust rental history, currently accommodating 40 tenants across its multiple floors. This dynamic tenant roster includes established healthcare providers, specialists, and allied health professionals, ensuring a steady stream of rental income and long-term stability for investors.

PROPERTY DETAILS

DESCRIPTION	VICTORIA MEDICAL CENTRE	ADDITIONAL PARKING LOT	
ADDRESS	1669 Victoria Street Prince George	1740 Redwood Street Prince George	
LAND AREA ACRES	0.98 Acres	0.14 Acres	> 1.12 ACRES TOTAL
LAND AREA SF	42,635 SF	6,120 SF	> 48,755 SF TOTAL
BUILDING AREA	70,596 SF	N/A	
ZONING	C2 Regional Commercial	C6 Highway Commercial	
PID	008-679-321	024-272-710	
LIST PRICE	\$8,799,000		



1669 VICTORIA ST.

REAR PARKING LOT

NORTH PARKADE ACCESS

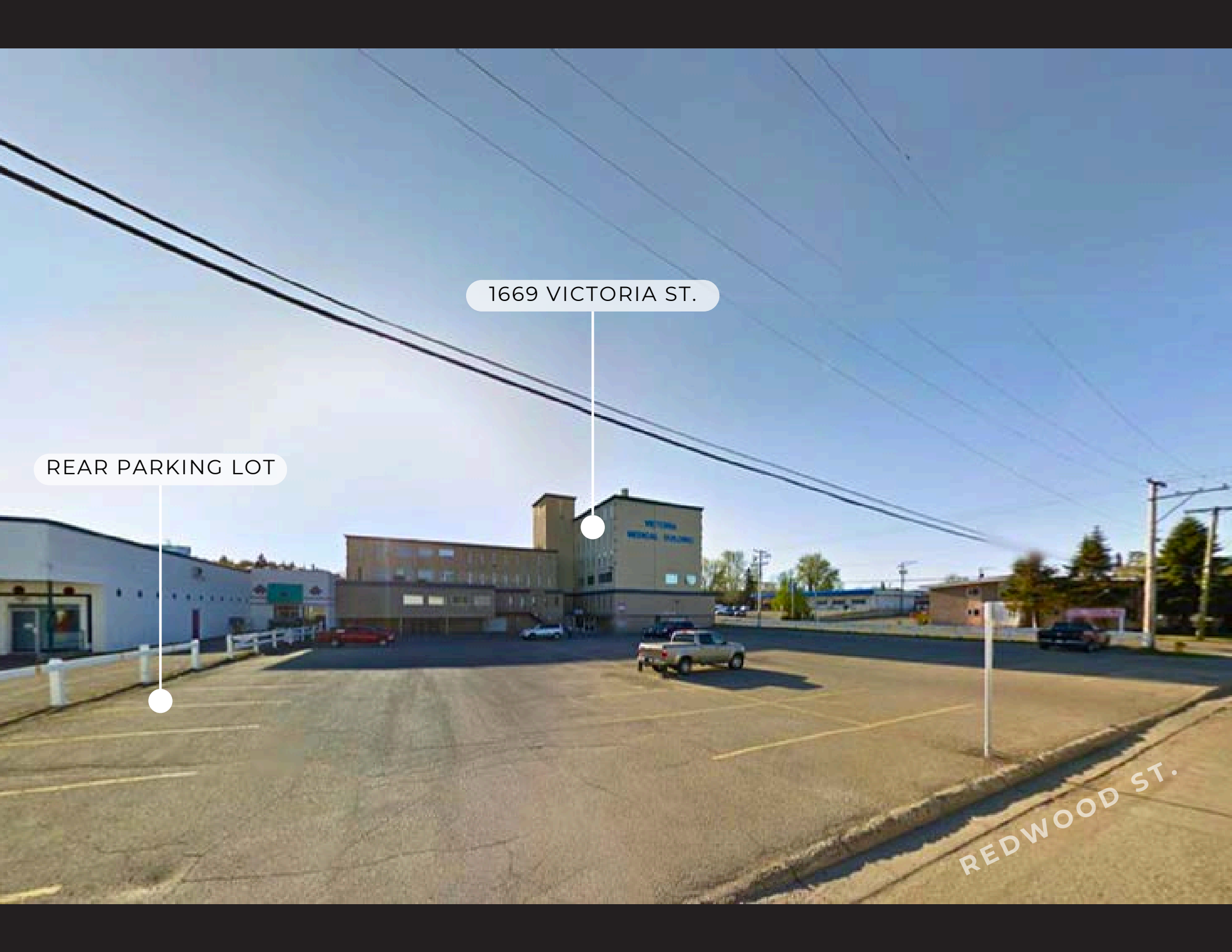
SOUTH PARKADE ACCESS

17TH AVE

1669 VICTORIA ST.

REAR PARKING LOT

REDWOOD ST.

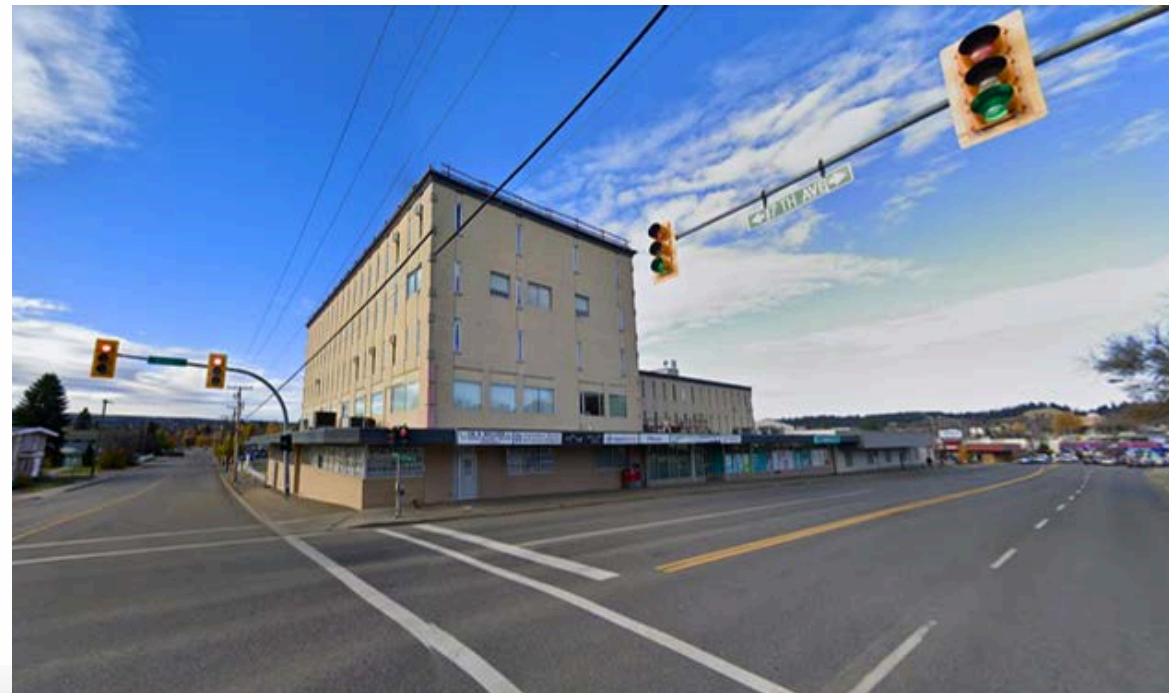


BUILDING COMPOSITION

FLOOR	FLOOR AREA
PARKADE	15,905 SF
FIRST	18,069 SF
SECOND	11,779 SF
THIRD	11,779 SF
FOURTH	6,532 SF
FIFTH	6,532 SF
TOTAL	70,596 SF

TOWER	STOREYS	YEAR BUILT
NORTH	3 STOREYS	1962
SOUTH	5 STOREYS	1966

Contiguous floors with internal hallways and a central elevator connect both buildings into one



INCOME GENERATION

	2025	2024	2023
Effective Gross Income	\$1,238,843	\$1,161,327	\$1,139,881
Net Operating Income	\$483,402	\$427,889	\$444,854

The building was appraised at \$12.9 Million in 2022.

2025 Effective Gross Income and Net Operating Income is a forecast.



INVESTMENT HIGHLIGHTS

MEDICAL OFFICE TOWER

The centrepiece of this property is a three and five-storey medical office tower, boasting a total floor area of 70,596 SF across multiple levels, including two underground parkades. Featuring a mix of retail and office spaces, this iconic building has a long-standing reputation as Prince George's premier medical hub, housing a diverse array of tenants, including doctors, dentists, physiotherapists, and related medical professionals.

ANCHOR TENANTS

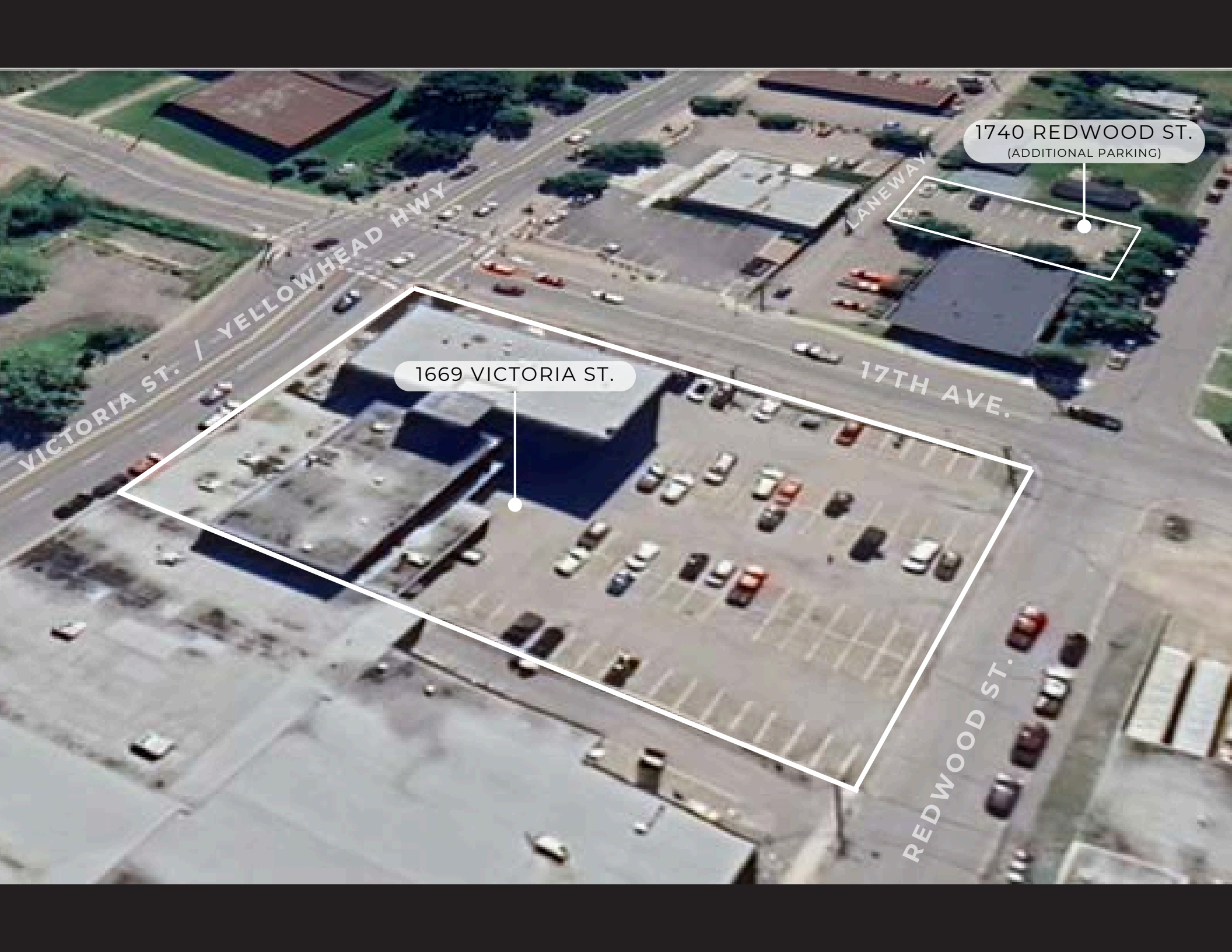
Anchor tenants such as Rexall, Life Labs, and Northern Health occupy prominent spaces on the main floor. With a total of 40 tenants and a waiting list highlighting demand, this property offers a compelling investment opportunity with strong rental income.

AMPLE PARKING

Two underground parkades providing a total of 28 parking stalls and a paved on-site parking lot at grade, supplemented by an additional 24 stalls at the adjacent lot on Redwood. Convenient access to parking ensures ease of use for tenants and visitors alike.

INVESTMENT POTENTIAL

Financial aspects of the property include the current rental income, potential for rental growth, and return on investment analysis. With a stable tenant base and a strategic location in Prince George's medical district, this property offers attractive long-term investment potential.



1740 REDWOOD ST.
(ADDITIONAL PARKING)

1669 VICTORIA ST.

VICTORIA ST. / YELLOWHEAD HWY

LANEWAY

17TH AVE.

REDWOOD ST.

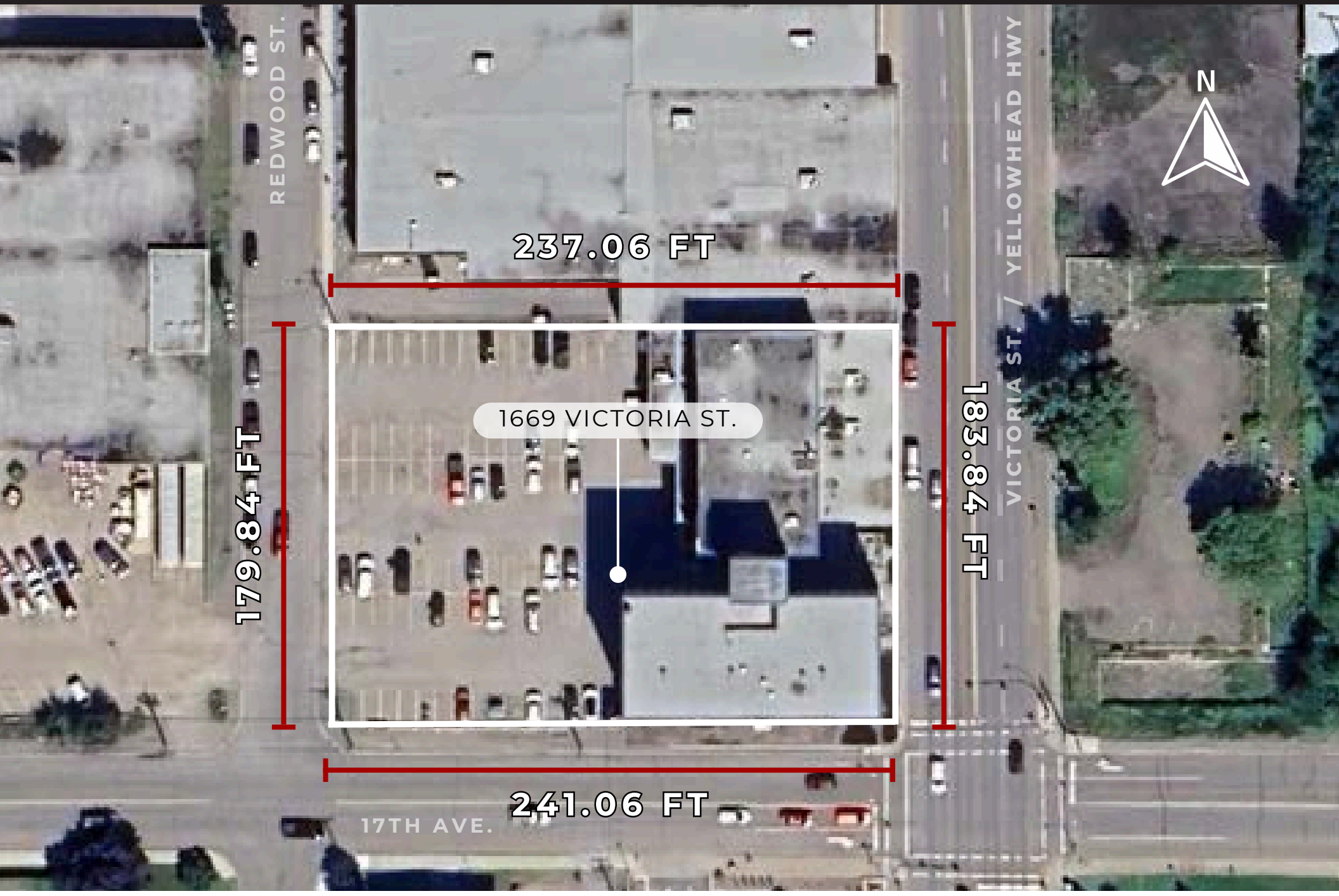
1740 REDWOOD ST.

REDWOOD ST.

BUILDING DETAILS

HEAT	Electric forced air and boiler forced air with air exchange
AIR CONDITIONING	Multiple roof-mounted A/C units
POWER	400 AMP and 1,200 AMP service
WATER HEATER	75 & 74 gallon gas fired and 285 litre electric
FRAMING	Concrete block, wood and concrete floors
FOUNDATION	Poured concrete
EXTERIOR SIDING	Painted concrete block, stucco, and glazing
LIGHTING	LED, fluorescent, incandescent, and pot lights
ELEVATORS	Building is serviced by two elevators
ROOF	New torch on throughout all buildings (2021/2022)
PARKING	<p>Two underground parkades and additional paved lot comprised of 24 stalls located at 1740 Redwood Street</p> <ul style="list-style-type: none">• Northern Building Parkade: 11 stalls with one 11.85' x 6.85' overhead access door from parking lot• Southern Building Parkade: 17 stalls with one 12' x 6.5' overhead access door from parking lot

LOT DIMENSIONS



REDWOOD ST.

237.06 FT

179.84 FT

1669 VICTORIA ST.

183.84 FT

VICTORIA ST. / YELLOWHEAD HWY



17TH AVE.

241.06 FT

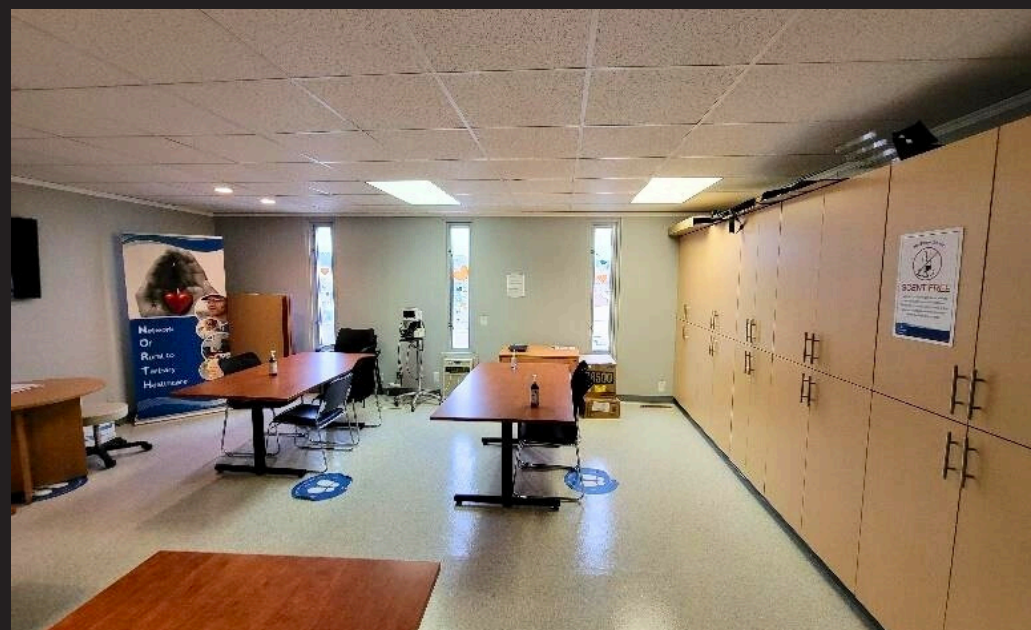
LOCATION

Nestled in the heart of Prince George's Gateway/Downtown district, this property enjoys proximity to key amenities and transportation hubs. With intersections of major road, rail, and air routes, Prince George serves as a vital transportation hub in the region. Victoria Street, the main thoroughfare for downtown, boasts the highest traffic count in the area, offering unparalleled exposure for businesses.

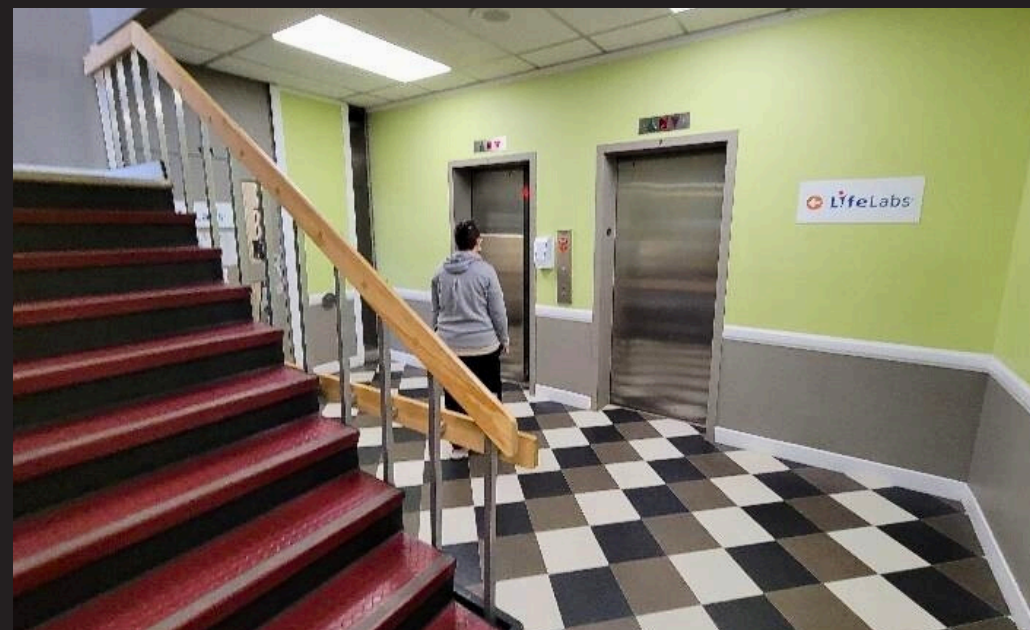
The subject property is located in the Gateway/Downtown district, approximately 0.5 km southwest of downtown Prince George, surrounded by a mix of multi-family, commercial, and single-family uses. Renovations by the city and local business improvement associations have enhanced the aesthetics of Victoria St. and Redwood St., making them the gateway to Prince George's downtown sector.



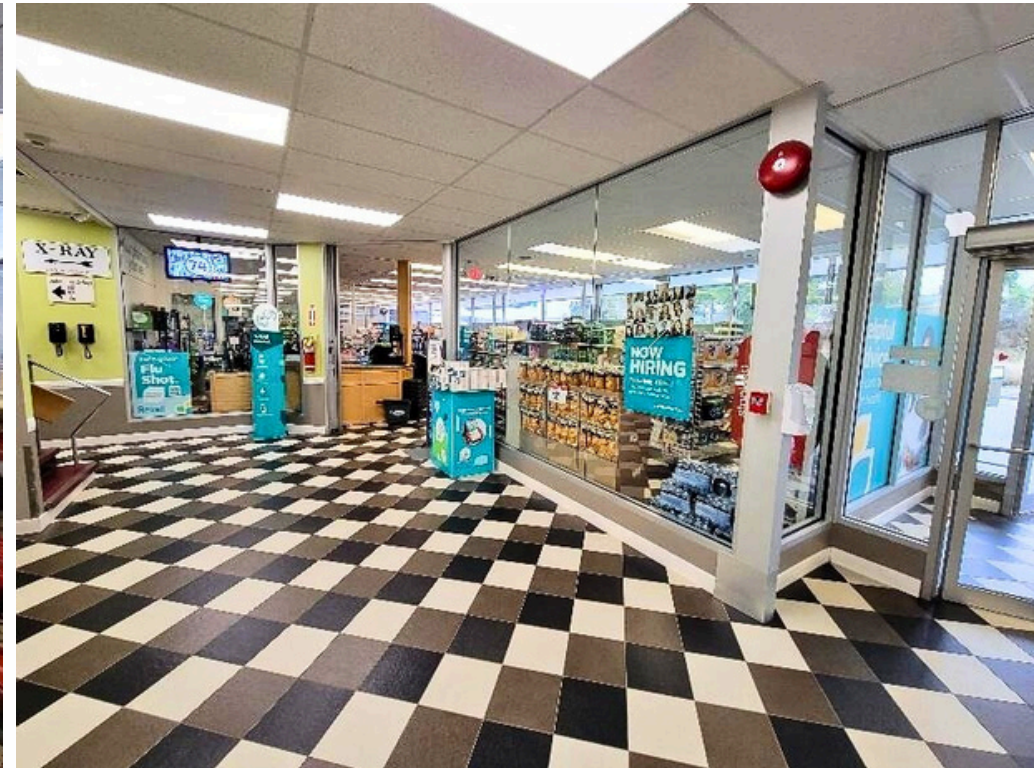
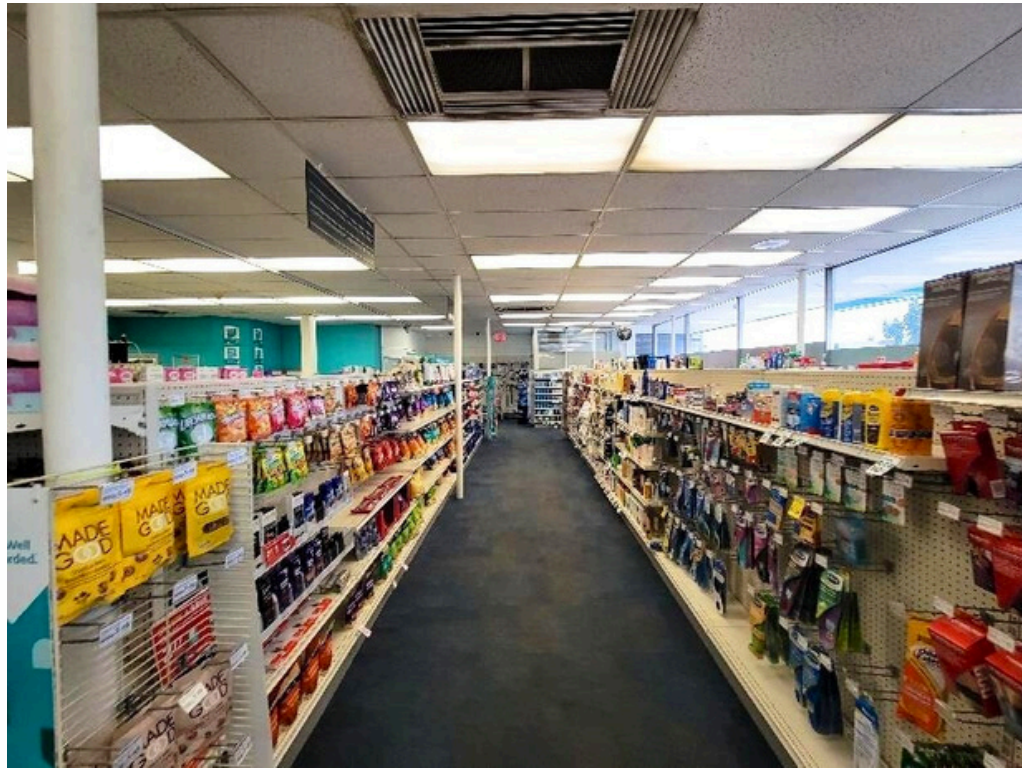
UNIT INTERIORS



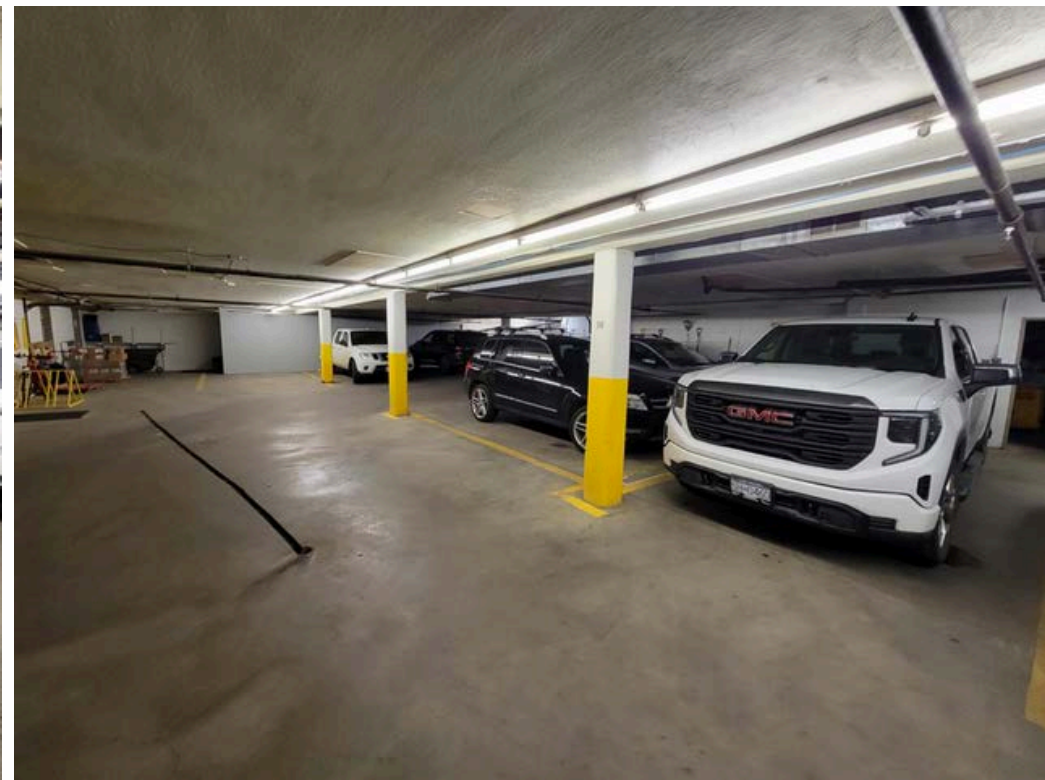
COMMON AREAS & HALLWAYS



UNIT 101 | REXALL PHARMACY

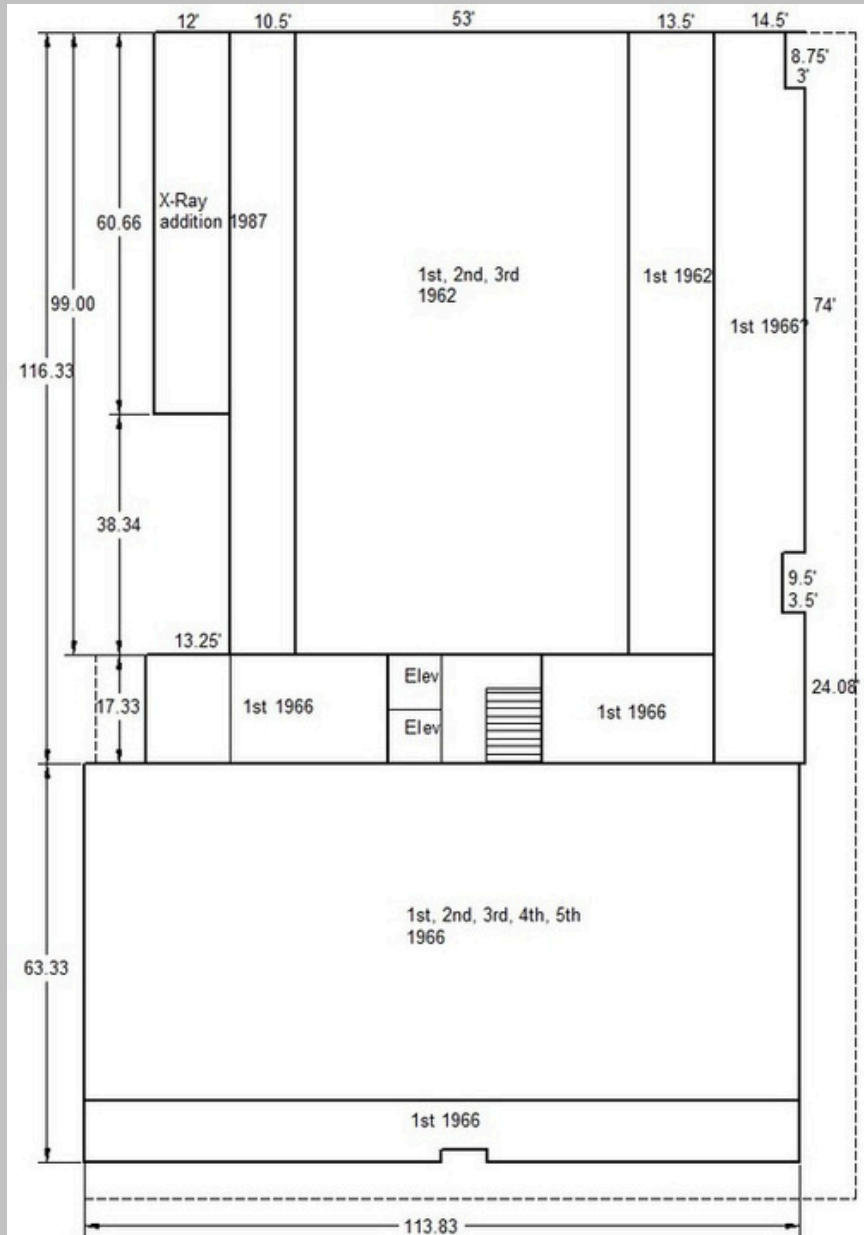


PARKADE

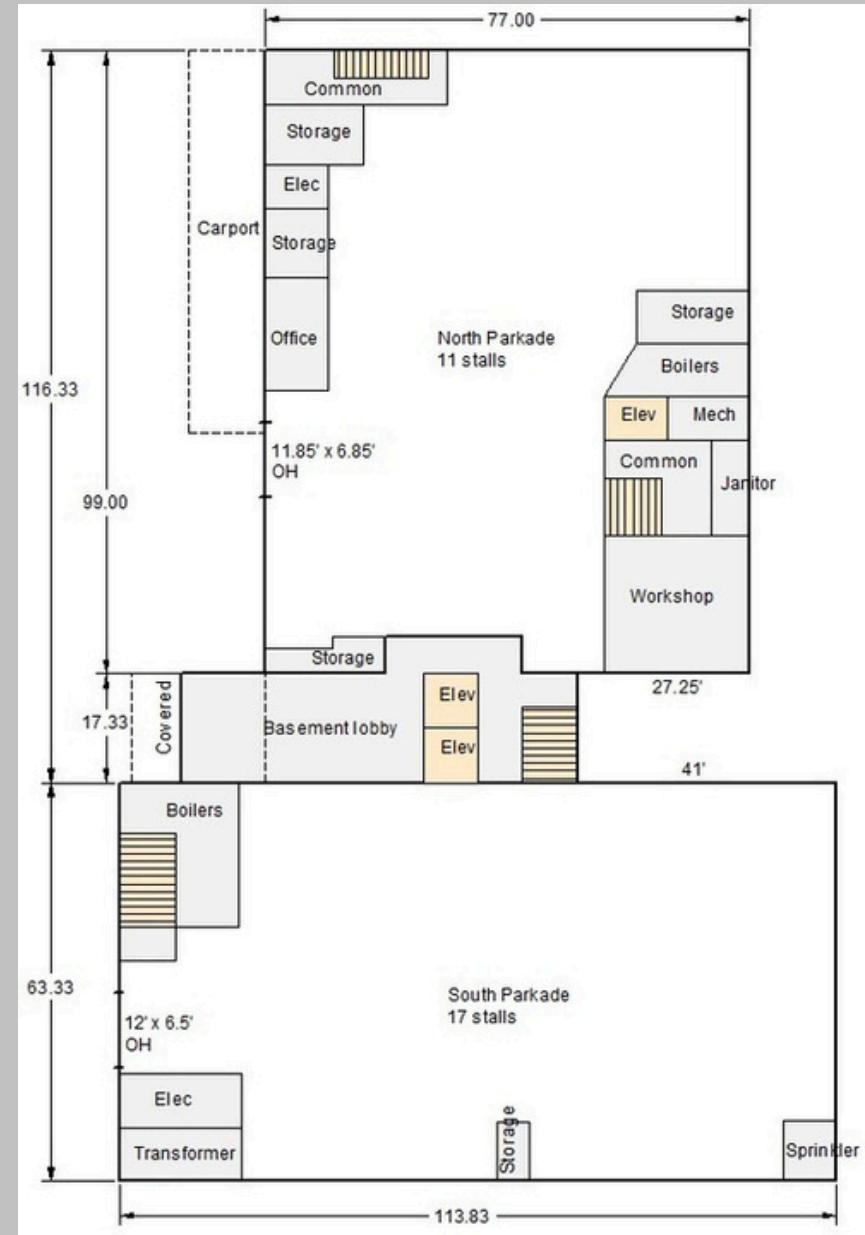


FLOOR PLAN

BUILDING FOOTPRINT

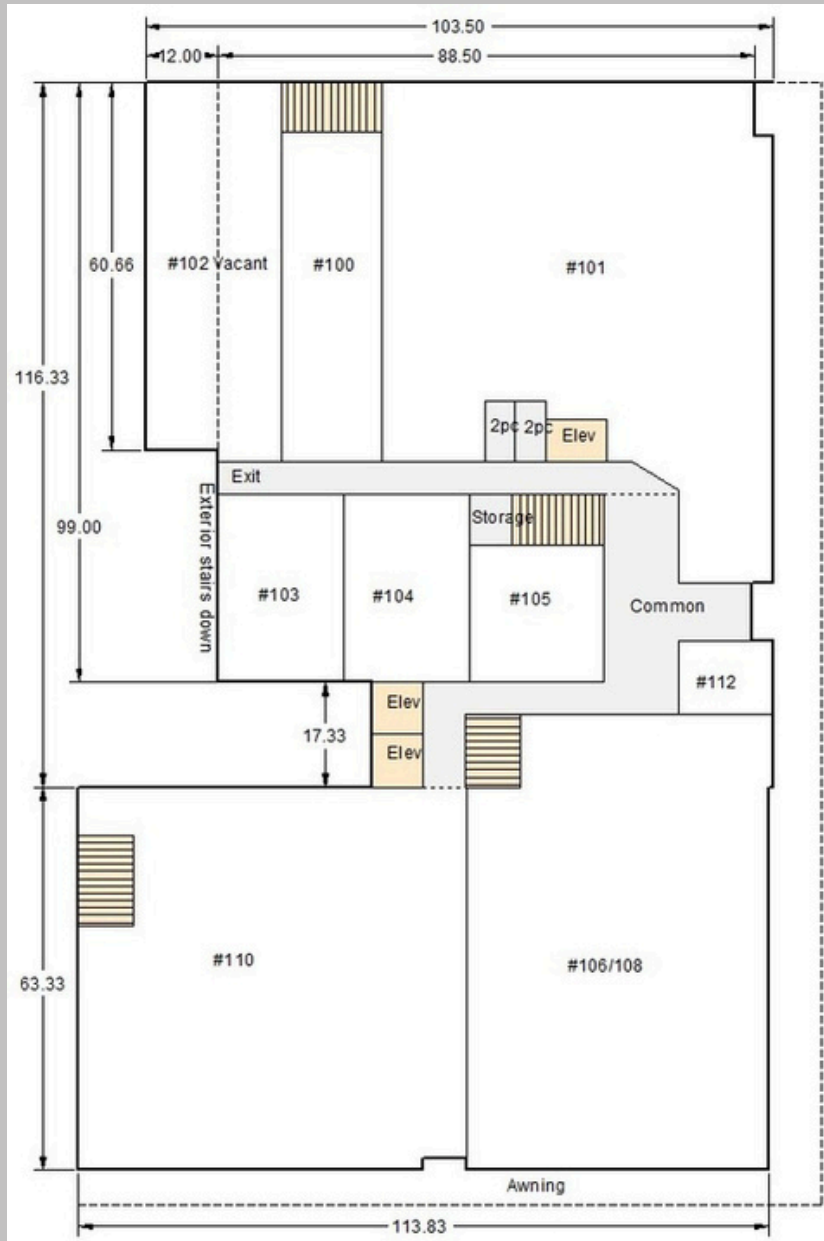


BASEMENT

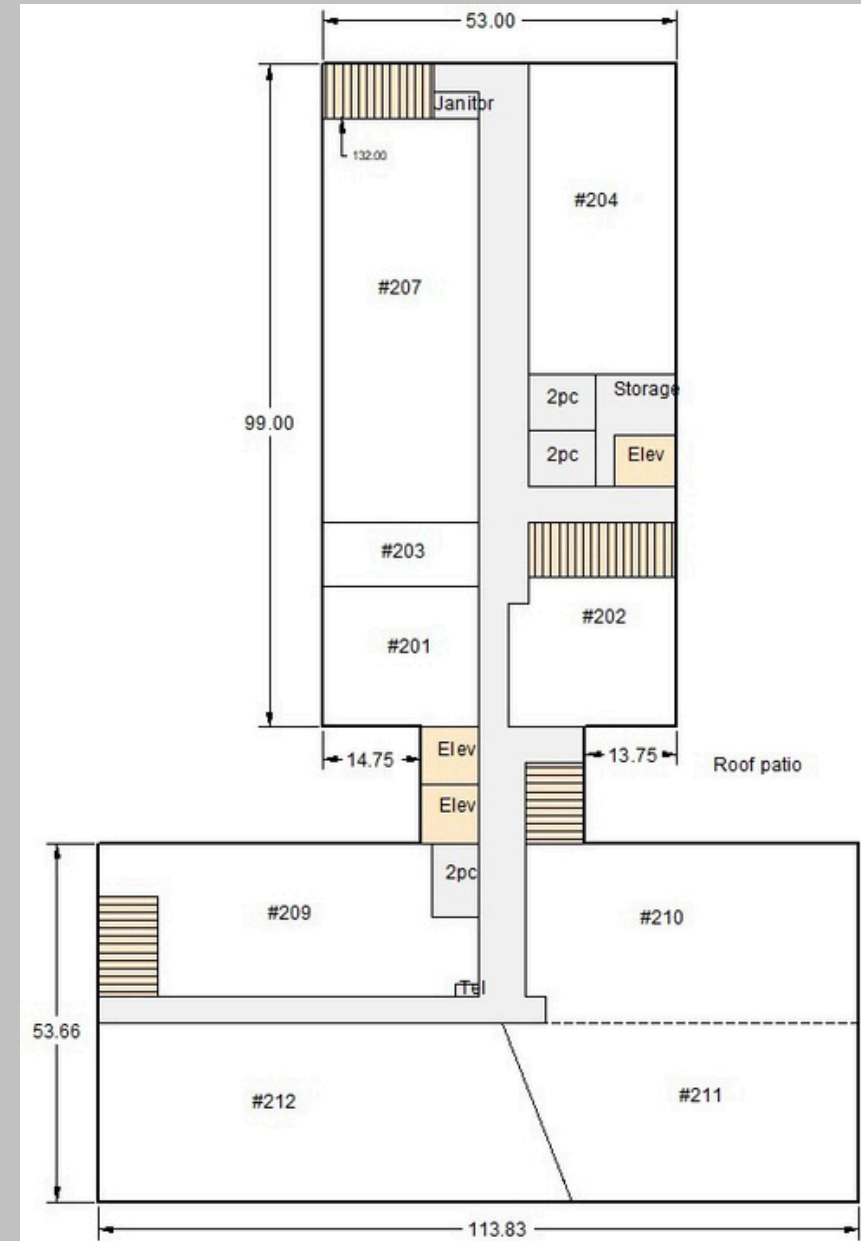


FLOOR PLAN

FIRST FLOOR

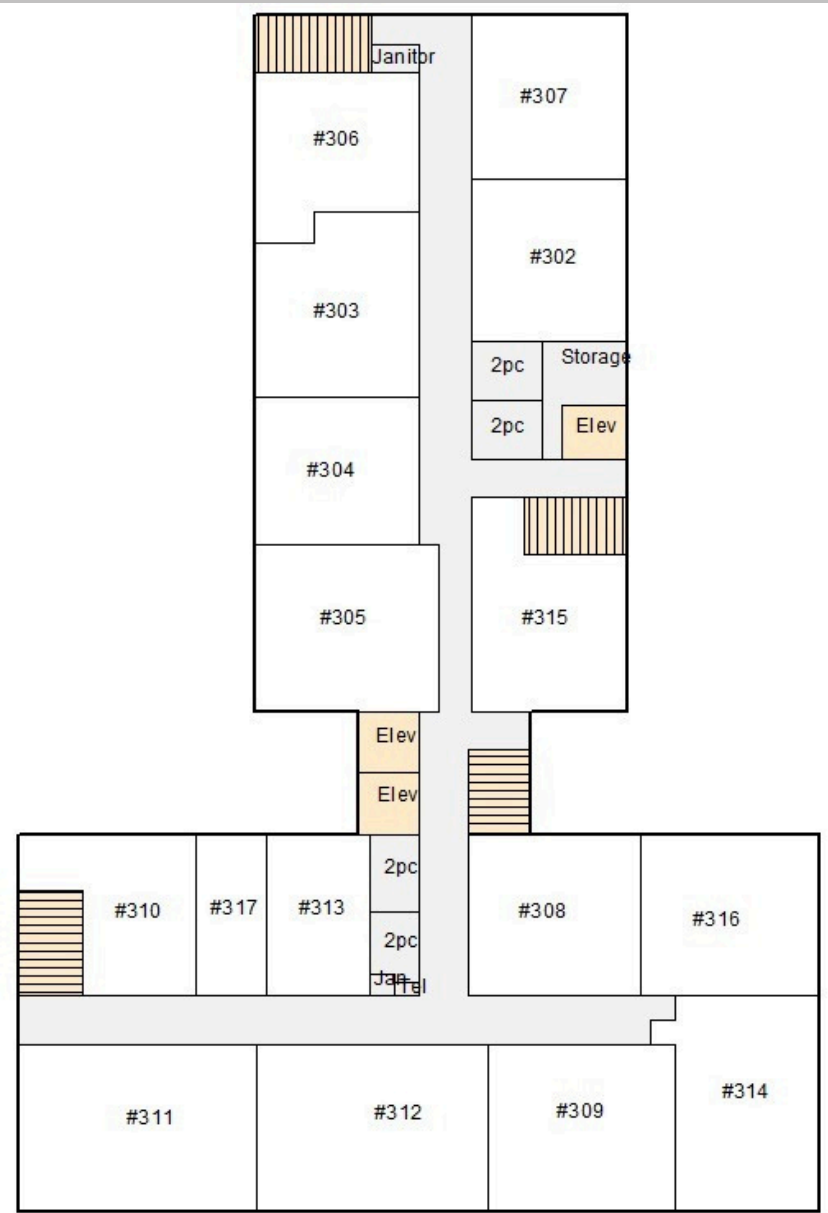


SECOND FLOOR

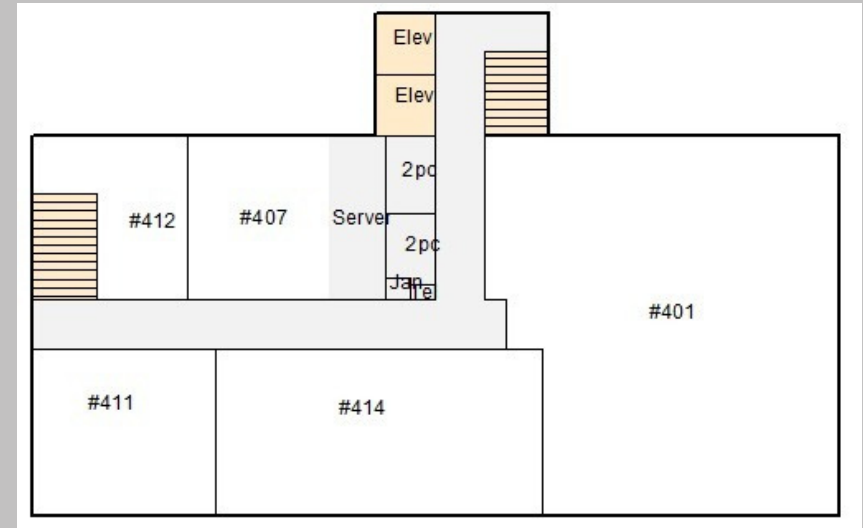


FLOOR PLAN

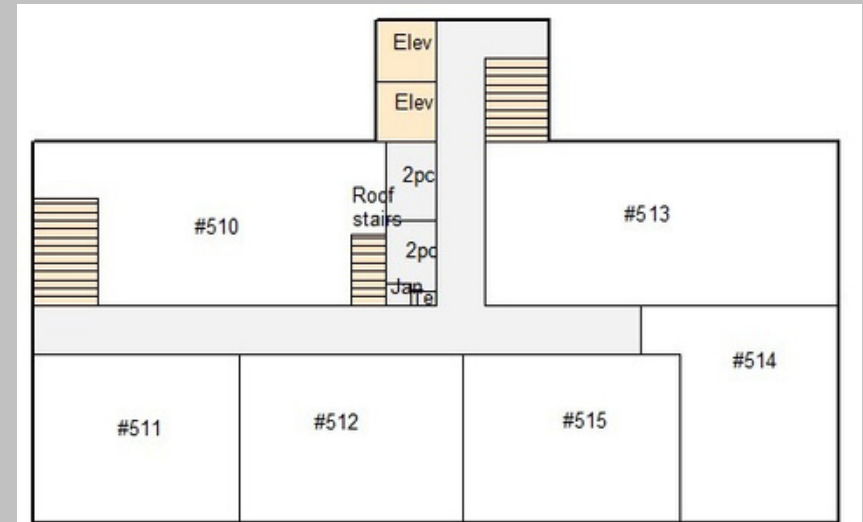
THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR



CONTACT


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BRENT MARSHALL

LICENSED COMMERCIAL REALTOR & CERTIFIED BUSINESS BROKER

50% OF NET COMMISSION
DONATED TO CHARITY

Marshall, with ownership of 40+ companies spanning various industries like automotive, aviation, retail, and more, finds his most fulfilling endeavour in philanthropy.

Over the past 15 years, he and his companies have donated over **\$5 million** to charities, earning him the title 'The Face of Philanthropy'.

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