

OFFERING MEMORANDUM

OFFICE BUILDING - FOR SALE

188 Carson Ave., Quesnel, BC V2J 4C5

FOR SALE: \$400,000



3,652 SF | 0.15 AC | BUILT IN 1928

BELLCORNERSTONE
Commercial Real Estate

FOR MORE INFORMATION:

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188 CARSON AVE.

Quesnel, BC V2J 4C5

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, “Confidential Information”) are confidential. Prospect agrees that it shall, and that it shall cause Prospect’s representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect’s behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

188 CARSON AVE.

Quesnel, BC V2J 4C5

188 Carson Ave. is an office property, totaling 3,652 square feet and situated on a 0.15-acre lot. The property is in a prime location and presents an exciting investment/owner-user opportunity with several noteworthy features providing flexibility to accommodate a wide range of businesses.



MARKET OVERVIEW

Quesnel, British Columbia

Quesnel, British Columbia, is a city located in the Cariboo region of the province. Historically known for its role in the Cariboo Gold Rush, Quesnel is now a hub for various industries, tourism, and cultural activities. Quesnel's economy is heavily influenced by the forestry industry, with several sawmills and pulp mills operating in the area. Additionally, the agriculture and mining sectors contribute to the local economy, reflecting the city's rich natural resources. Tourism in Quesnel is bolstered by its scenic beauty and historical significance. Visitors can explore the Quesnel Museum, which showcases the area's gold rush history. Outdoor enthusiasts enjoy activities such as hiking, fishing, and camping in nearby parks like Ten Mile Lake Provincial Park. The city's proximity to Barkerville Historic Town, a well-preserved gold rush town, also attracts many tourists. Culturally, Quesnel is vibrant with a variety of events and festivals that celebrate its heritage and community spirit. The Billy Barker Days Festival, named after a famous local prospector, is a popular annual event featuring parades, music, and entertainment. The city also supports local arts through galleries, theaters, and community art projects. Overall, Quesnel offers a blend of industrial vitality, natural beauty, and cultural richness, making it a unique and dynamic place in British Columbia.



DEMOGRAPHIC SUMMARY

QUESNEL, BC

POPULATION

Quesnel
23,113

State: British Columbia 5,646,467

MEDIAN AGE

Quesnel
44 Years

State: British Columbia 40.6 Years

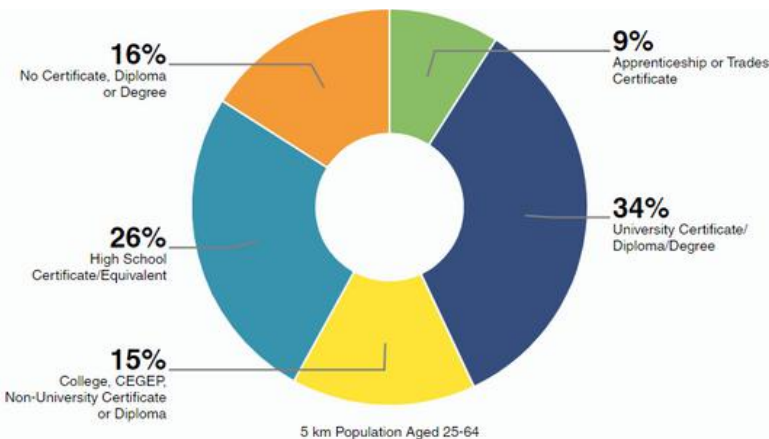
MEDIAN HOUSEHOLD INCOME

Quesnel
\$67,000

State: British Columbia \$99,610

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than British Columbia at large.



2023 STATISTICS

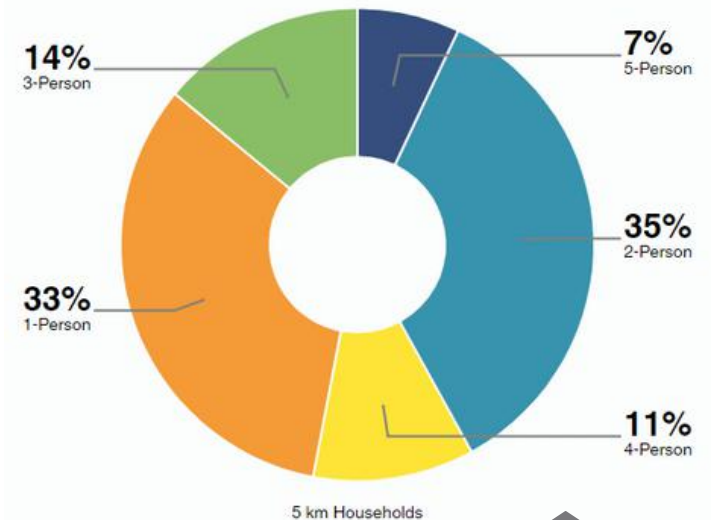
	2 km	5 km	10 km
Population 2023	5,967	12,621	16,965
Total Households	2,724	5,545	7,347
Avg Household Size	2.2	2.3	2.3
Avg Household Income	\$78,291	\$88,004	\$94,359

ECONOMIC INDICATORS

5.4% Quesnel Unemployment Rate

6.32% Canada Unemployment Rate

HOUSEHOLDS



Quesnel
4,508

State: British Columbia 2,041,830



Average Household Size

LOCATION OVERVIEW



AIRPORT PROXIMITY

Quesnel Airport (YQZ):

Located just 5 km (3 miles) from downtown Quesnel, YQZ is the local airport serving Quesnel, offering scheduled flights primarily through Central Mountain Air. It provides flights to Vancouver International Airport (YVR) and other regional destinations.

Williams Lake Airport (YWL):

Approximately 120 km (75 miles) south of Quesnel, Williams Lake Airport provides additional regional flight options, including flights to Vancouver. It is served by Central Mountain Air and Pacific Coastal Airlines. The airport is accessible via Highway 97.

Prince George Airport (YXS):

Approximately 120 km (75 miles) north of Quesnel, Prince George Airport is a larger regional airport offering more extensive flight options, including flights to major Canadian cities such as Vancouver, Calgary, and Edmonton. Airlines serving YXS include Air Canada, WestJet, and Central Mountain Air. It is accessible via Highway 97.

Vancouver International Airport (YVR):

Approximately 670 km (416 miles) southwest of Quesnel, Vancouver International Airport is the major international airport in British Columbia, offering a wide range of domestic and international flights. It serves as a hub for Air Canada and WestJet, among other airlines. Travelers from Quesnel can connect to YVR via flights from Quesnel Airport.



HIGHWAY ACCESS

Highway 97 (Cariboo Highway):

This major highway runs north-south through Quesnel, connecting it to other significant cities in British Columbia. Connects to Williams Lake to the south, and leads to Prince George, one of the largest cities in Northern British Columbia to the north.

Highway 26:

This highway branches off from Highway 97 in Quesnel and heads east towards Barkerville, a historic town. Also known as the Barkerville Highway, it provides access to popular tourist destinations, including the historic Barkerville Historic Town and Park.

Highway 16 (Yellowhead Highway):

While not directly passing through Quesnel, Highway 16 is accessible via Highway 97 north to Prince George. Running east to west, it connects to other major routes and destinations across Northern British Columbia and beyond.

SITE OVERVIEW

SITE

Property Type:	Office
Zoning:	C-3 (Downtown Commercial Zone)
Year Built:	1928
Building SF:	3,652 TOTAL SF Office: 3,652 SF Basement Storage: 2,300 SF (not included in total SF)
Floors:	1 + Basement
Acres:	0.15

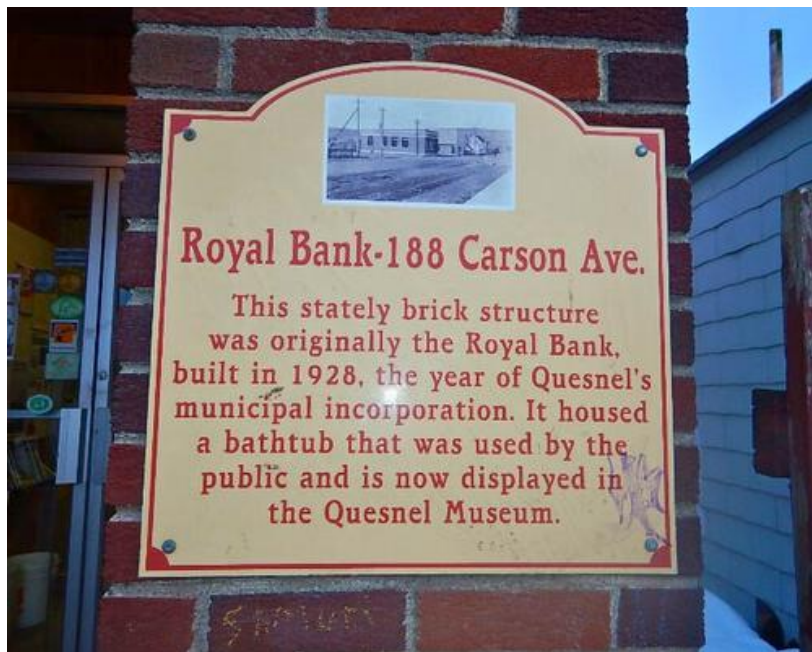


PARCEL MAP

CARIBOO HWY (97) -- CARSON AVE



REID ST





5X TOP SALES
POWER
BROKER

BELLCORNERSTONE
Commercial Real Estate

2019 2020 2021
2022 2023

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**We Sell BIG
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