

## Unit #1-12, 4332 Nicholson Road, Chetwynd, British Columbia V0C 1J0

## Listing

MLS®#: **10368840** Status: **Active** Title1/Title2: **Freehold, Strata**  
 Prop Type: **Commercial** Sub Type: **Industrial**  
 Mjr /Minor Ar: **South Peace River/Chetwynd**  
 Recent: **11/07/2025 : New Listing**

Price: **\$1,490,000.00**  
 Orig List: **\$1,490,000.00**  
 DOM:



## General Information

Transaction Type: **For Sale**Parcel ID: **007-882-891**Yr Built: **1979**

Yr Rnvtd:

Yr Blt Src: **BC Assessment**

Price x Unit:

Bldg Name:

Subdivision:

Shop:

## Layout

Storeys: **1**

Seat Capacity:

Ceiling Min: **12**

Possible Use:

Current Use:

## Lot Information

Lot #:

Lot SqFt: **54,450**Lot Acres: **1.25**

W x L:

Water Access:

Fencing: **None**Road Frontage/Type: **/City Street**Property Access: **Public Road**

View:

## Floor Area

Total Building SqFt: **12,009**Unit SqFt: **1,000**Leasable Sqft Total: **11,978**

Leasable SqFt Min:

Leasable SqFt Max:

SqFt Source: **Public Records**

## Interior Features

Fireplace: <b>No</b>	Fireplaces Tot:	Basement YN:	Number of Elvt:	Elevator: <b>No Elevators</b>
Seating Capacity:	Loading: <b>At Grade</b>	Loading Desc: <b>Exclusive</b>	# Docks Total: <b>12</b>	Ceiling Feet: <b>15</b>
Accessibility Eq: <b>Yes</b>	# Overhd Doors 1:	# Ovrhd Doors 2:	Fireplace Feat:	
Accessibility Feat: <b>Ground Level Entry</b>				
Security Feat: <b>None</b>				
Pool Features:			Foundation Details: <b>Concrete</b>	

## Exterior Features

Construction: <b>Frame - Wood</b>	Foundation: <b>Concrete</b>	Common Walls:
Roof: <b>Torch on Roof</b>		Prop Attached:
Water Qty GPM:	Storm Drainage: <b>Connected</b>	
Ext. Construction: <b>Stucco, Wood</b>		
Lot Features: <b>Easy Access, Level, Paved Roads</b>		

## Parking Features

Ttl Prkng Spcs:	Prkng Cov: <b>0</b>	Prkng Uncov:	Secrd Prk Spcs:	RV Prkng Spc:	Carport: <b>No</b>
Parking Desc: <b>Additional Parking, Open</b>				Garage: <b>No</b>	Gar Dim:

## Systems &amp; Utilities

Cooling: <b>None</b>	Heat Control: <b>Separate</b>	Heat Control YN: <b>Yes</b>
Sewer: <b>Public Sewer</b>	Heat Cost Type:	Water Source: <b>Community Water User's Utility, Municipal</b>
Heating: <b>Floor Furnace (In-Floor), Natural Gas</b>		
Utilities: <b>Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available</b>		
Building Feat: <b>Heavy Loading, Indoor Parking, Visitor Parking</b>		
Green Feat: <b>Roof, Thermostat</b>		

## Spaces

Type	<u>Ground</u>	<u>Mezzan</u>	<u>Other</u>
<b>Industrial</b>			

## Public Remarks

INVESTOR ALERT! Are you looking for a great investment with an 8.5% cap rate with this building that takes very little time and energy? This 12-unit building is individually stratified and each unit (approximately 1000 sqft each +/- has its own services with natural gas and hydro. Located in a nice commercial area zoned heavy industrial and offers a decent-sized lot where you can drive around the entire building. The lot and layout offer a nice arrangement as there is an area for storage and/or additional parking. Long term anchor tenants in place and the roof covering has recently been upgraded and replaced. If you want your money working for you, you may want to inquire about this property. A few long term tenants including Fortis BC with a waiting list.

## Title

Assgnmt of Contract: <b>No</b>	Num Titles: <b>12</b>	Interest Offered:	Contingency:
Possession: <b>Completion plus 1 day</b>	Trade Desc:	Interest for Sale: <b>Assets</b>	Fract Int Amt:
Special Listing Conditions: <b>Standard</b>		Common Interest:	

## Strata/Association

Strata YN: <b>Yes</b>	Assoc YN: <b>No</b>	Strata Fee: <b>\$0.00</b>	Unts in Building: <b>12</b>
Restrictions:		Storage Locker: <b>No</b>	By Laws: <b>No</b>
Complex Name:	Strata Fee Freq:	Unts in Project: <b>12</b>	Onsite/Guest Prkng: <b>Yes</b>
Storeys in Building: <b>1</b>	Storeys in Unt: <b>1</b>	Laundry: <b>None</b>	Underground Prkng:
Strata Fee Inclds: <b>Insurance, Management, Sewer, Snow Removal, Taxes, Trash, Water</b>		Strata/Assoc Storage Type:	
Strata/Assoc Parking Type: <b>Other</b>			

Pets Allowed:  
Rentals Allowed:  
Age Restrict:

Short Term Rent:  
Short Term Rent Desc:  
Restrictions Desc:

**Legal/Tax**

Tax Year:	Taxes:	Tax Assd Val:	Indigenous Lnd: <b>No</b>
Tax Assmnt St:	Imprvmnts:	Agricultural Rsv: <b>Out</b>	Zoning Code: <b>N/A</b>
Redesign Rezo:	Spcf Imprv Ar:	SurveyCertAvail: <b>No</b>	Levies: <b>No Levies</b>
# of Parcels: <b>12</b>	Addtnl Parcels: <b>Yes</b>	Dev Permit:	Irrig Wtr Rghts:
Occupant Type: <b>Tenant</b>	Addtnl Parc IDs: <b>Multiple PID's - Please contact listing agent.</b>		Irrig Wtr Acres:
Legal Desc:	<b>STRATA LOT 1 - 12, PLAN PGS148, DISTRICT LOT 494, PEACE RIVER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.</b>		
Zoning Desc:	<b>Industrial</b>		
Disclosures:	<b>None</b>		

**Agent/Broker Info**

List Agent: <a href="#">Derek Pink (25592)/PREC</a>	LA Ph: <b>604-351-7465</b>	LA Email: <a href="mailto:derek@derepink.com">derek@derepink.com</a>
List Office: <a href="#">Re/Max Masters Realty (1936)</a>	Office Ph: <b>604-913-9000</b>	Address: <b>#200 - 1455 Bellevue Ave, West Vancouver V7T 1C3</b>

**Showing**

Show Rqmts: **Call Listing Agent, No Sign, See Remarks**

Show Remks: **Please give time to arrange viewings. On-site professional tenant/caretaker will show the property.**

Salesperson Safety:

Salesperson Oth Info: **Showing Service: Touch Base**  
**Local professional Tenant will be arranged to meet at property with agent.**

**Listing/Contract Info**

Seller Name: <b>Universo Investment Group Ltd.</b>	Seller Interest in Title: <b>Strata</b>	Internet Listing: <b>Yes</b>
Seller Phone:	Development Status:	Internet Address: <b>Yes</b>
Seller 2:	Occupant Name:	Occupant Ph:
Cross Listing ID:		Seller Ctc Opt Out: <b>No</b>
Property Cond:	Expiration Date: <b>06/30/2026</b>	Seller Svy Opt Out: <b>Yes</b>
Activation Dt: <b>11/07/2025</b>	Last Modified: <b>11/07/2025</b>	Seller Builder:
Purchase Date:	Sold Price:	New Construction: <b>No</b>
Listing Terms: <b>Cash</b>		
Special Listing Conditions: <b>Standard</b>		
Buyer Ag Comp: <b>3.2%/1.15%</b>		

**REALTOR® Remarks:** Please give time to arrange viewings, fully tenanted with a decent wait list, great cash flow. 12 individually stratified industrial units of approximately 1000 sqft each+/- . Please text, call 604-351-7465 or email Derek at derek@derepink.com for Dropbox.

**The above information is from sources deemed reliable, but it should not be relied upon without independent verification**