

# FOR SALE

879 Victoria Street  
Prince George



## Former Spruce Credit Union Building

**\$2,706,900.00**

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Clint Dahl, PREC\*, REALTOR® 250.981.2070 | [clint@clintdahl.ca](mailto:clint@clintdahl.ca)

Royal LePage® Aspire Realty, Brokerage

1625 4th Ave, Prince George, BC

Independently Owned & Operated

\* PREC - Personal Real Estate Corporation



# PROPERTY OVERVIEW

The former Spruce Credit Union Building presents a rare opportunity to own one of Prince George's premier commercial properties. Strategically located on Victoria Street, this impressive building offers exceptional visibility, ample space, and future development potential.

## Key Highlights:

- Listing Price: \$2,706,900
- Building Size: 9,420 sq ft + covered drive-thru area (ideal for added parking or potential office expansion)
- Lot Size: 19,800 sq ft fully paved lot with abundant on-site parking
- Bonus Lot Included: Additional 9,900 sq ft lot at 1570 9th Ave (RM7 Multifamily zoning), perfect for extra parking, resale, or residential development
- Security Features: Two fully intact vaults (one on each floor)
- Utilities: Rooftop heating & cooling units | 400 AMP electrical service
- Condition: Recognized as one of the finest and most well-maintained buildings in Prince George

This property is an exceptional opportunity for financial institutions, office users, or investors seeking a landmark building with strong future potential.

# PROPERTY OVERVIEW

The property at 1570 9th Avenue, Prince George, BC is included in the sale of 879 Victoria Street. This additional lot is 9,900 sq ft and is zoned RM7 – High-rise Residential.

## Zoning Overview: RM7 – High-rise Residential

The RM7 zone is designated for high-rise multiple housing developments. It allows for a maximum density of 280 dwellings per hectare, making it suitable for apartment buildings, condominiums, and other high-density residential projects. This zoning is ideal for developers looking to address the demand for housing in urban areas.

## Property Highlights

Address: 1570 9th Avenue, Prince George, BC

Lot Size: 9,900 sq ft

Zoning: RM7 – High-rise Residential

Current Use: Additional parking for the adjacent 879 Victoria Street property

Potential Uses: Development of high-rise residential buildings, subject to city approvals

This parcel offers significant development potential, especially in conjunction with the adjacent commercial property at 879 Victoria Street. Developers can explore options such as mixed-use developments that combine residential units with commercial spaces, enhancing the overall value and utility of the combined properties.



# PROPERTY PHOTOS





# PROPERTY PHOTOS



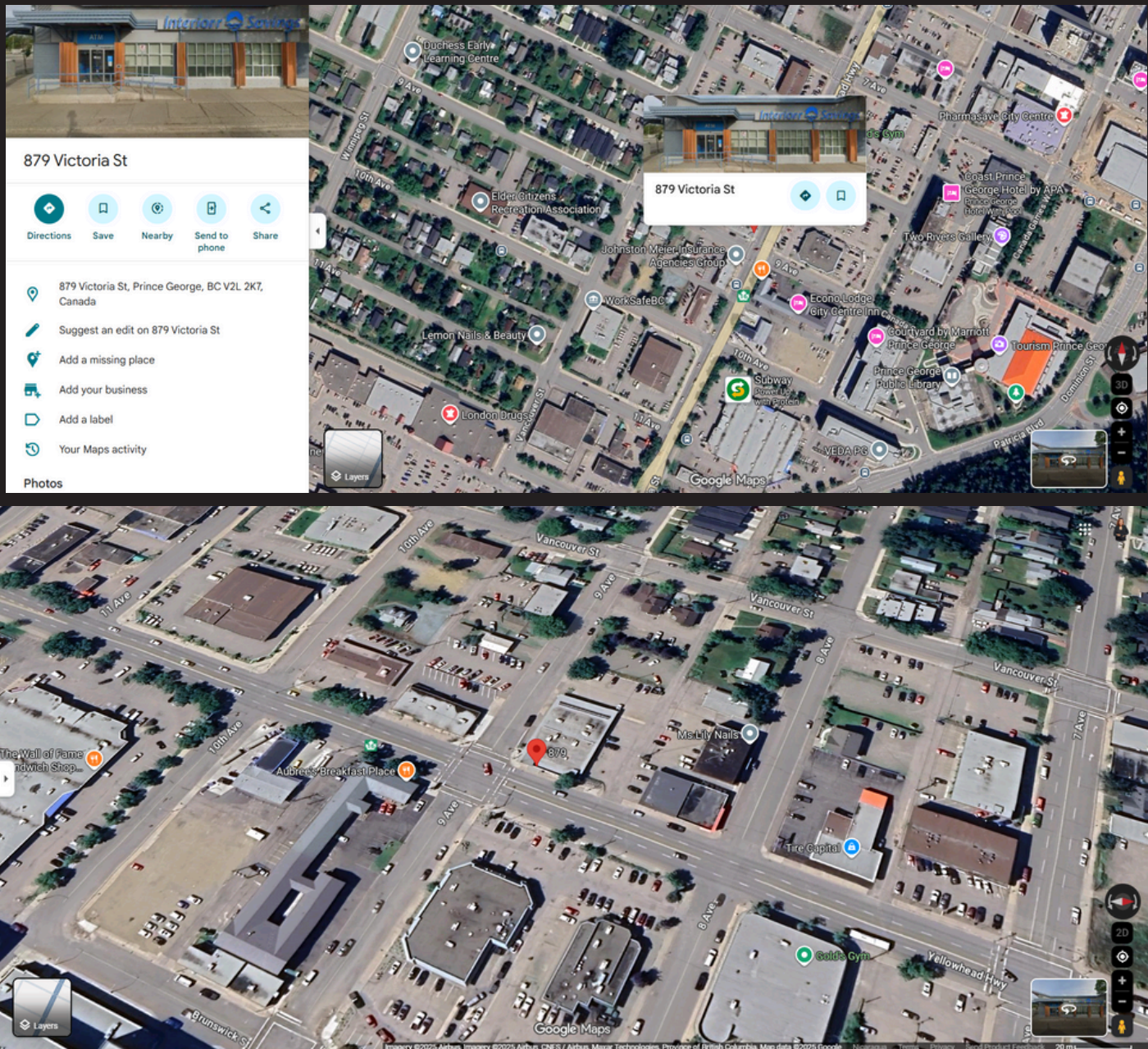


# PROPERTY PHOTOS





# LOCATION MAP



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# LAND DESCRIPTION

Legal description and parcel ID

PARCEL C, BLOCK 189, PLAN PGP1268, DISTRICT LOT 343,  
CARIBOO LAND DISTRICT, (AKA LOTS 13-18)

PID: 017-775-680

ZONING C1- Downtown Commercial



# ZONING

By-law 8874	111	C1, C1A, C1S Downtown	By-law 9447	1.112	Principal Uses
1.111	Purpose	The purpose of this zone is to provide for a mix of uses for the central business area of the city.			* exhibition & convention facility
By-law 9447	1.112	Principal Uses			* greenhouse & plant nursery
		* auto dealership			* health service, minor
		* auto rental, minor			* hotel
		* boarding or lodging			* housing, apartment
		* brew pub			* housing, congregate
		* brewery & distillery, minor only in C1J			* housing, row
		* business school			* housing, stacked row
		* community care facility, major			* housing, unit
		* community care facility, minor			* indoor primary establishment, major
		* education			* indoor primary establishment, minor
		* education, commercial			* kennel
		* education, higher			* liquor primary establishment, major only in C1J
		* emergency service			* liquor primary establishment, minor
		* entertainment, adult-oriented			* motel
		* entertainment, major			* office
		* entertainment, minor			

# ZONING

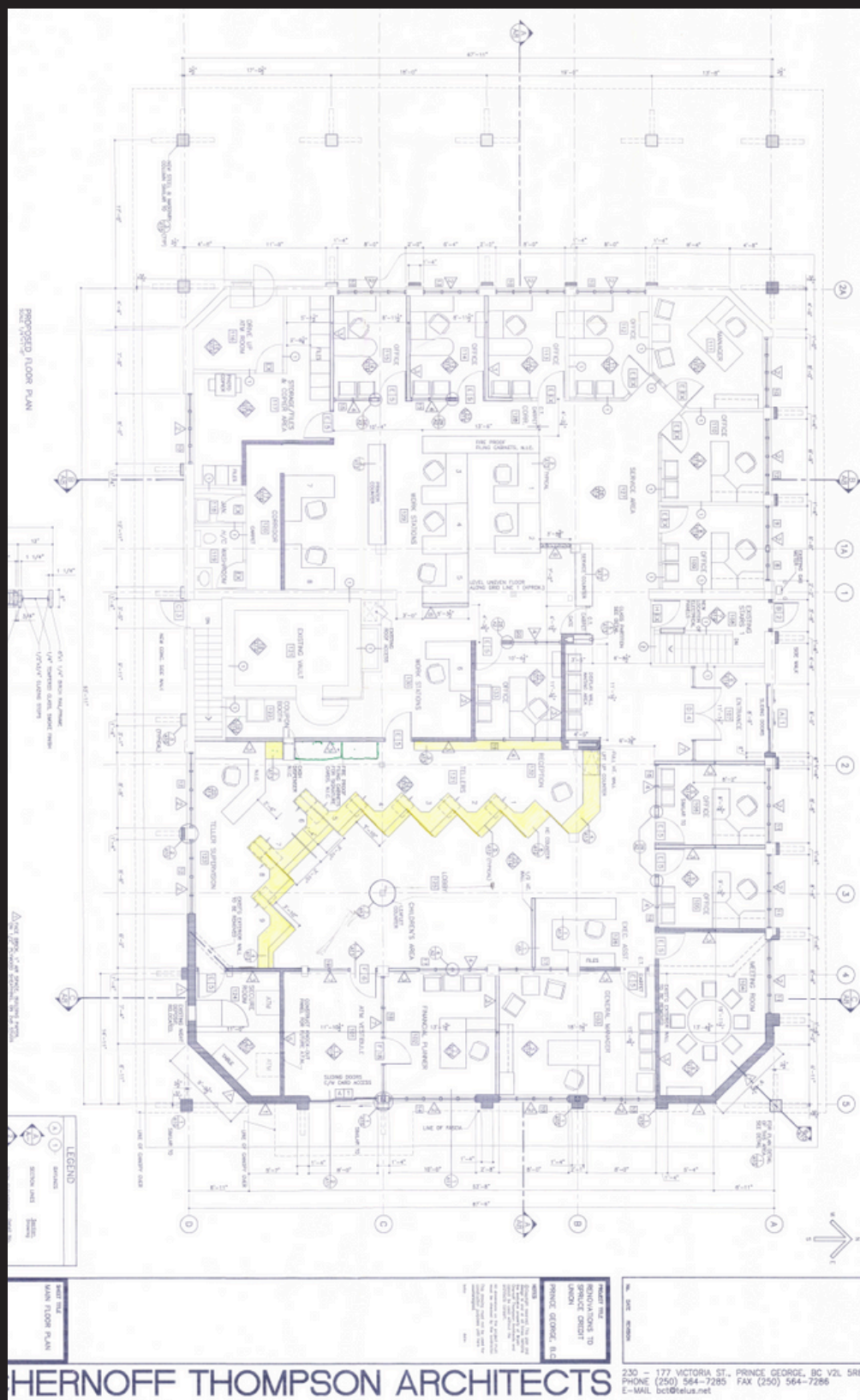
By-law 9447	1.112	Principal Uses (Continued)
		* park
		* parking, non-accessory
		* recreation, indoor
		* religious assembly
		* rental store
		* retail, adult-oriented
		* retail, cannabis only in C1J, C1A
		* retail, convenience
		* retail, farmers' market
		* retail, flea market
		* retail, general
		* retail, liquor in C1J only
		* service, business support
		* service, dating or escort
		* service, financial
		* service, funeral
		* service, household repair/rental, major

By-law 9447	1.112	Principal Uses (Continued)
		* service, household repair/rental, minor
		* service, massage therapy
		* service, personal
		* service, pet grooming & day care
		* service station, minor
		* temporary shelter services
		* transportation depot
		* utility, minor
		* vehicle sales, minor
		* vehicle repair, minor only on lots abutting Lot 1, Section 28, Block 8, Plan 657, District Lot 400 (not including commercial, housing or recreational vehicles)
		* vehicle, recreational
		* vehicle sales, minor only on lots abutting Lot 1, Section 28, Block 8, Plan 657, District Lot 400 (not including commercial, housing or recreational vehicles)
		* vehicle repair, minor only on lots adjacent to DL 400



# ZONING

Section	Sub-section	Title	Regulation / Use
			<b>District Lot 343, Cariboo District, Plan 1268</b>
	1.113	<b>Secondary Uses</b>	* home business 1
	1.114	<b>Subdivision Regulations</b>	1. The minimum lot width is 4.5 m.
			2. The minimum lot area is 135 m <sup>2</sup> .
<b>By-law 9388</b>	1.115	<b>Development Regulations</b>	1. The maximum residential density is 280 dwellings/ha, except the maximum residential density is 80 dwelling units on the consolidation of Parcel A (N24555) of Lot 8 and Lots 9-10, Block 173, District Lot 343, Cariboo District, Plan 1268.
			2. The maximum site coverage is 100%.
			3. The maximum height is 55.0 m.
<b>By-law 8256</b>			4. The minimum front, side, and rear yard is 0.0 m.
<b>By-law 8256</b>	1.116	<b>Other Regulations</b>	1. Outdoor use is not permitted except for retail, farmers market, utility, vehicle, sale, vehicle, rental, restaurant, liquor primary establishment, greenhouse & plant nursery, service station, minor, parking and loading, provided that all outdoor storage areas are enclosed by a screen.
<b>By-law 8256</b>			2. Outdoor liquor primary establishment patios have a maximum occupant load of 20 people.
			3. 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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REALTORS®  
coast to coast

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**60**

MILLION  
annual visits/year\*

## STRONG HERITAGE



**110**

YEARS  
of success in  
Canadian real estate

## THE VOICE OF CANADIAN REAL ESTATE

**#1**  
**+7.6**

BILLION  
media impressions†

We are the  
**MOST QUOTED**  
real estate brand!

## A CULTURE OF GIVING BACK



**\$41**

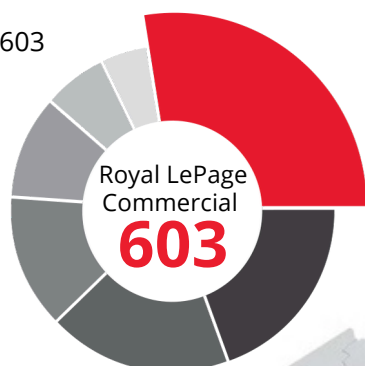
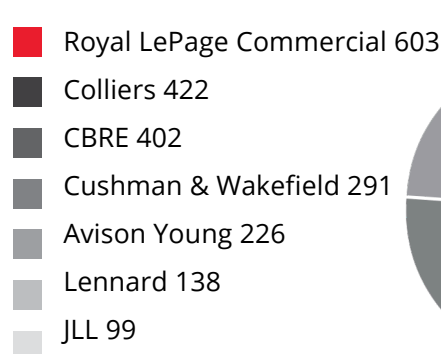
MILLION  
raised for the  
Royal LePage  
Shelter Foundation‡

ROYAL LEPAGE COMMERCIAL

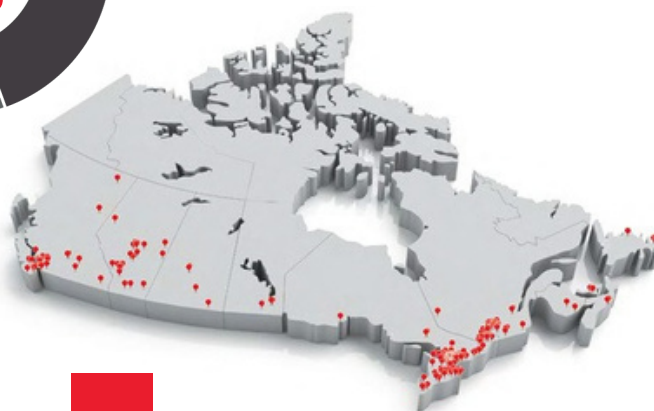
# The Royal LePage Commercial Advantage

- 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.

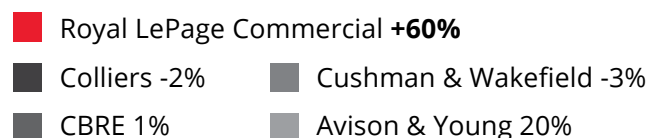
## Number of brokers\*



170 locations across Canada



## Growth percentage†



#1