

FOR SALE



+7,456 SF INDUSTRIAL SHOP WITH MULTIPLE BAY DOORS AND FENCED YARD STORAGE

4513 45th Avenue NE, Chetwynd, BC

TRISTAN CHART, CFA

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THE OPPORTUNITY

We are pleased to present the opportunity to acquire an industrial property comprising approximately 7,456 SF of shop and office area on a 1.19-acre M2 Heavy Industrial parcel located in Chetwynd's primary industrial district. The property features a functional two-bay shop layout, generous office area, and mezzanine storage space with ample yard and fencing. Suitable for owner-users or investors seeking industrial holding income or repositioning potential.

PROPERTY SUMMARY

| FEATURE | DETAILS |
|----------------------------|---|
| Address | 4513 45th Avenue NE, Chetwynd, BC |
| PID | 006-772-340 |
| Legal | Lot 13, Plan 27005, District Lot 1814, Peace River District |
| Zoning | M2 – Heavy Industrial |
| Site Size | ±1.19 Acres |
| Building Area | ±7,456 SF main floor + ±3,438 SF mezzanine |
| Office Area | ±2,400 SF |
| Shop Area | ±5,056 SF |
| Loading Bays | Six 12' x 14' overhead doors and one 6' x 7' roll-up door |
| Year Built / Effective Age | 1981 / Renovated 2009–2011 |
| Power | 400 Amp, 3 Phase Electrical Service |
| Price | Contact Listing Agent |

FACILITY HIGHLIGHTS

- Seven-bay drive-thru shop with six 12' x 14' overhead doors and one 6' x 7' roll-up door
- ±2,400 SF of finished office area with reception, private offices, and washrooms
- ±3,438 SF mezzanine storage space
- Natural gas heat and air conditioning in office and suspended gas heaters in warehouse
- Chain link fenced and gravelled yard with good access and maneuvering room
- Strong visibility and access from 45th Avenue NE

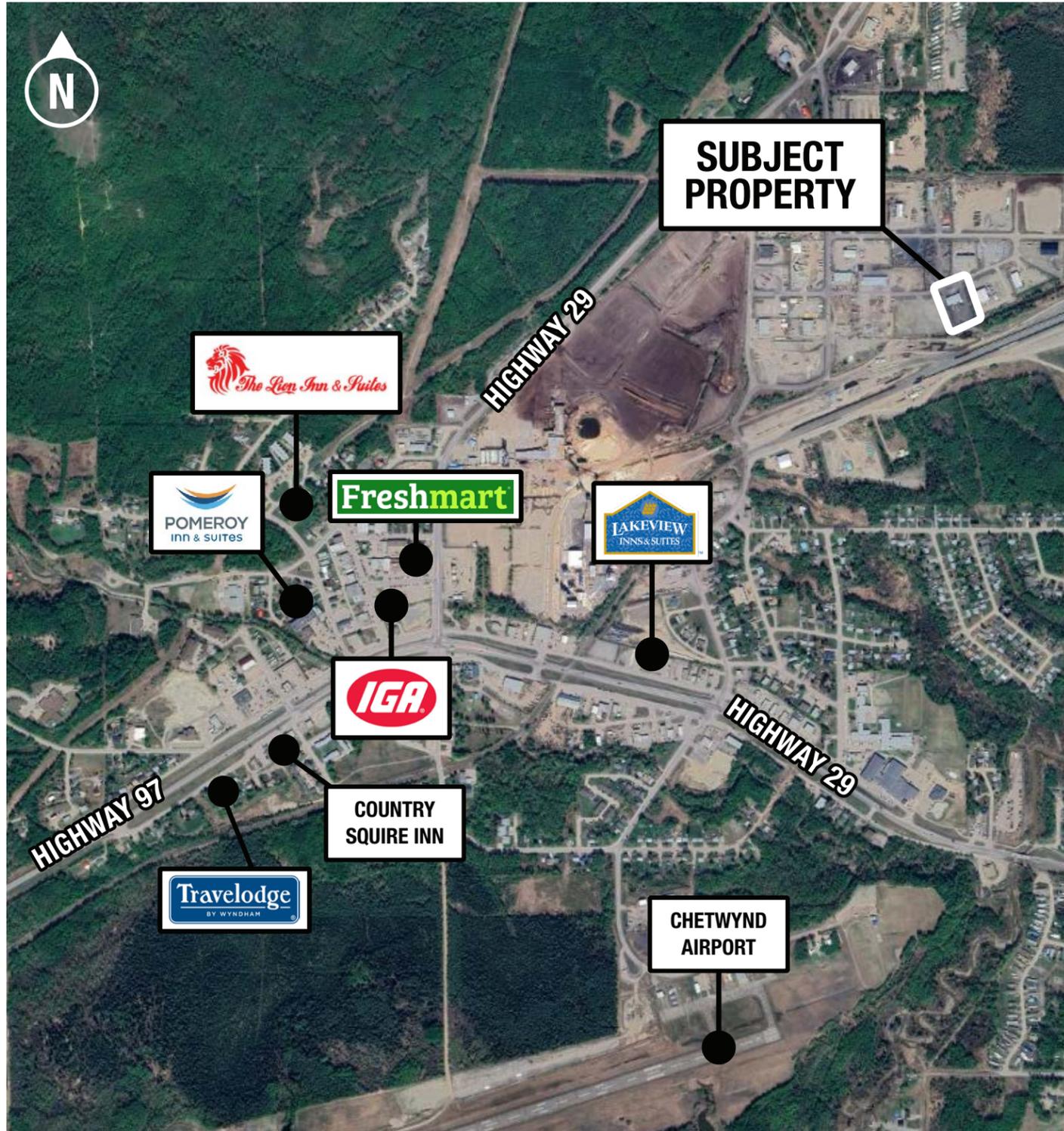
ZONING

Zoned M2 (Heavy Industrial) under District of Chetwynd Zoning Bylaw No. 1150, 2023, permitting a broad range of industrial uses including fabrication, repair, warehousing, contractor services, and equipment storage.



LOCATION & MARKET CONTEXT

Chetwynd serves as a regional industrial and transportation hub for forestry, oil and gas, and mining sectors. Situated at the intersection of Highways 97 and 29, the community benefits from direct access to Dawson Creek, Fort St. John, and Prince George. Industrial demand in the area is supported by regional resource activity, pipeline development, and equipment servicing operations. The subject property lies in Chetwynd's established industrial area, approximately 2 km east of downtown, with full municipal services.



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We assume that the property is free of any environmental condition that would negatively impact the market value of the property. Unless otherwise stated, we have not performed a review of title, nor any encumbrances that appear on title. We are not Lawyers, nor Accountants and thus are not qualified to provide legal or accounting advice.

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