

# FOR LEASE

**3120 Braun Street**  
Commercial corridor of Keith Avenue



**\$25,000/MONTH**

**3120 BRAUN STREET**

Terrace, BC

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**Clint Dahl, PREC, REALTOR®**  
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Royal LePage Aspire, Brokerage  
1625 4th Ave, Prince George, BC  
Independently Owned & Operated



# PROPERTY OVERVIEW

**\$25,000/Month**

## Property Features

- Building is 10,226 sqft and land  $\pm$ 4.516 acres
- Government spec'd one storey wood frame construction with basement
- With 12 bachelor units, 11 of them furnished and 4 of them with patio access
- Located 1 km from city center and 10km to the airport
- Commercial kitchen, dining hall, offices and laundry facilities



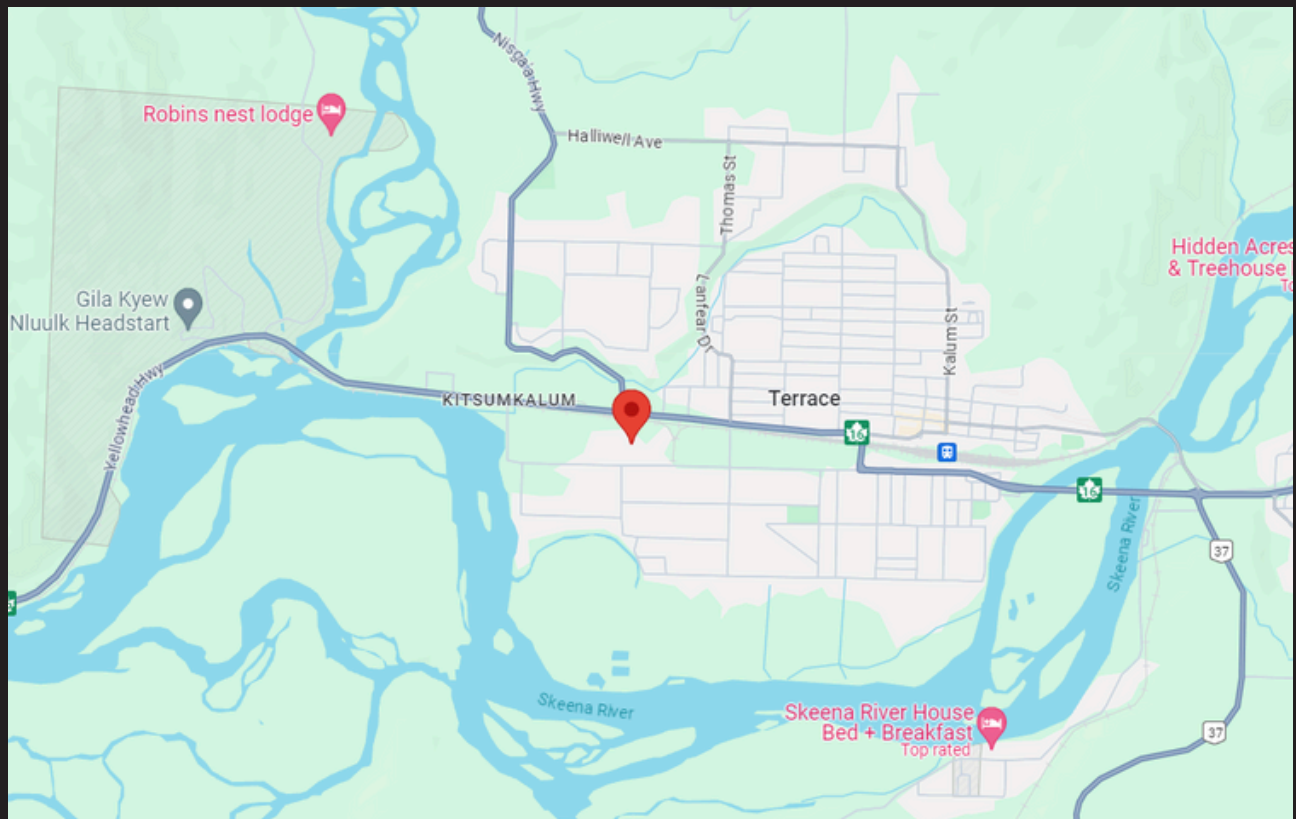
# PROPERTY PHOTOS



# EXECUTIVE SUMMARY

Type of Property	Mixed Use, Multi-Family and Administration
Property Address	3120 Braun Street, Terrace, BC V8G 5N9
Date of Appraisal	26-Apr-21
Size of Lot	±4.522 acres (1.83 hectares)
Building Size	±10,226 ft <sup>2</sup> , plus partial basement
2021 Actual Value* *as per BC Assessment Authority	Land \$1,610,500 Bldg. \$ 248,900 TOTAL \$1,859,400
2020 Property Taxes	\$14,716.57
Zoning	P1 – Public and Institutional
Highest and Best Use* *as improved	Mixed Use, Multi-Family and Administration with Surplus Land

# LOCATION MAP





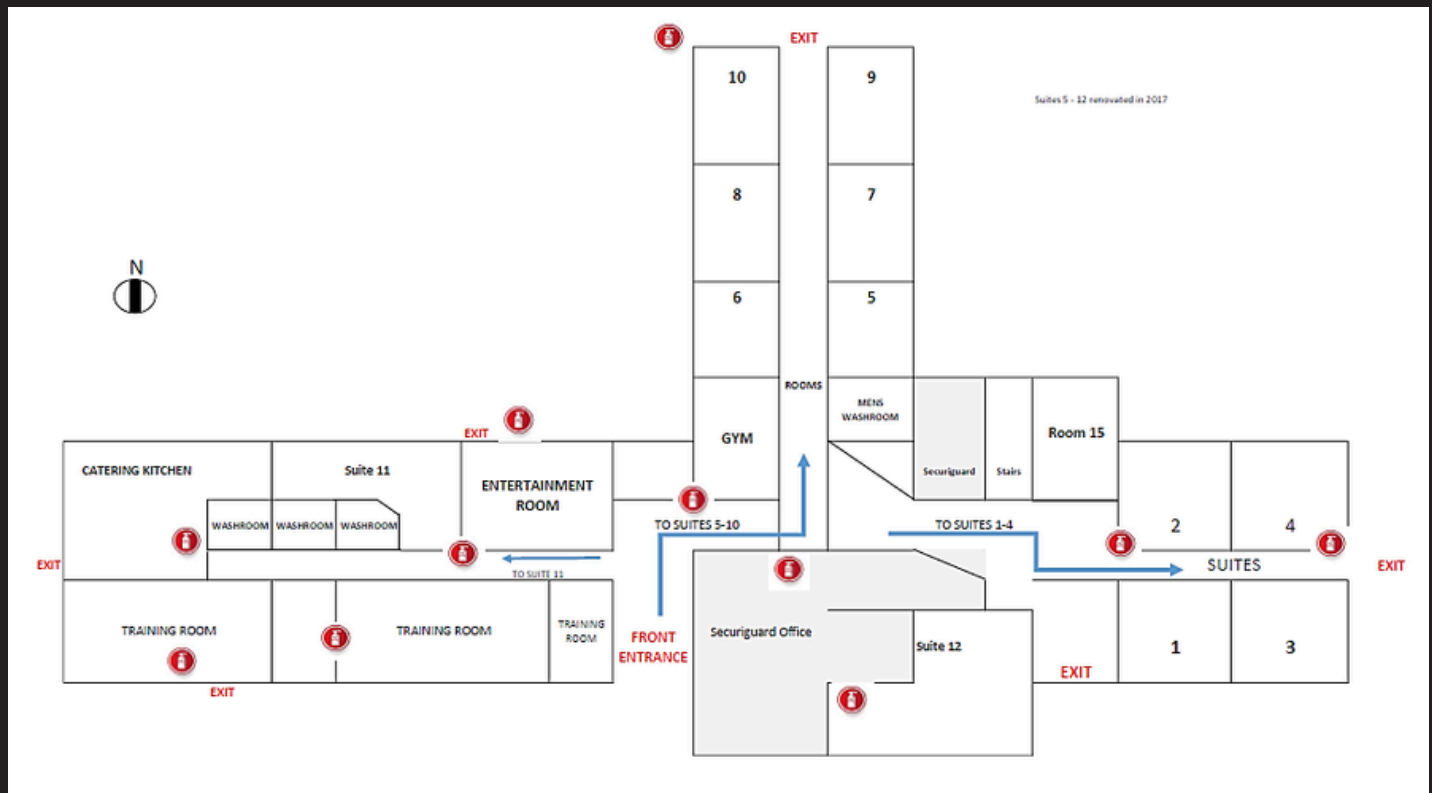
# LAND DESCRIPTION

The location of the structure and the access is from Braun Street. As can be seen, the subject property enjoys frontage on Braun Street to the west and Hampton Street to the east. However, the subject's building only requires the western portion of the site which leaves the eastern section available for redevelopment or possible subdivision in the future. It is estimated that at least 2.25 acres is surplus, but depending on what the existing building requires for future use, there may be more land that could be used for alternate purposes



The subject's lot is serviced with water, sanitary and storm sewer, natural gas, telephone, hydro, and cablevision. The services are shown as running along Braun Street and Hampton Street, but as mentioned, the storm sewer is shown as running along the north. There are no negative features evident and the property is protected by the City of Terrace Fire Department.

# SITE PLAN AND UNITS FURNISHINGS



UNIT	KITCHENETTE	STOVE & OVEN	MICROWAVE	INDUCTION BURNER	FRIDGE	MINI FRIDGE	TWIN	DOUBLE	QUEEN	TV	PATIO
1	•	•	•		•			•		•	•
2	•	•	•		•			•		•	•
3	•	•	•		•			•		•	•
4	•	•	•		•					•	•
5	•		•	•	•			•	•	•	
6	•		•	•	•			•		•	
7	•		•	•	•				•	•	
8	•		•	•	•				•	•	
9	•		•	•	•				•	•	
10	•		•	•	•				•	•	
11	•		•	•	•			•		•	
12	•		•	•	•					•	
15			•			•					

\*Unit 15 has wheelchair accessible bathroom with shower. Currently utilized as a storage room for the other units, including their round kitchen tables.

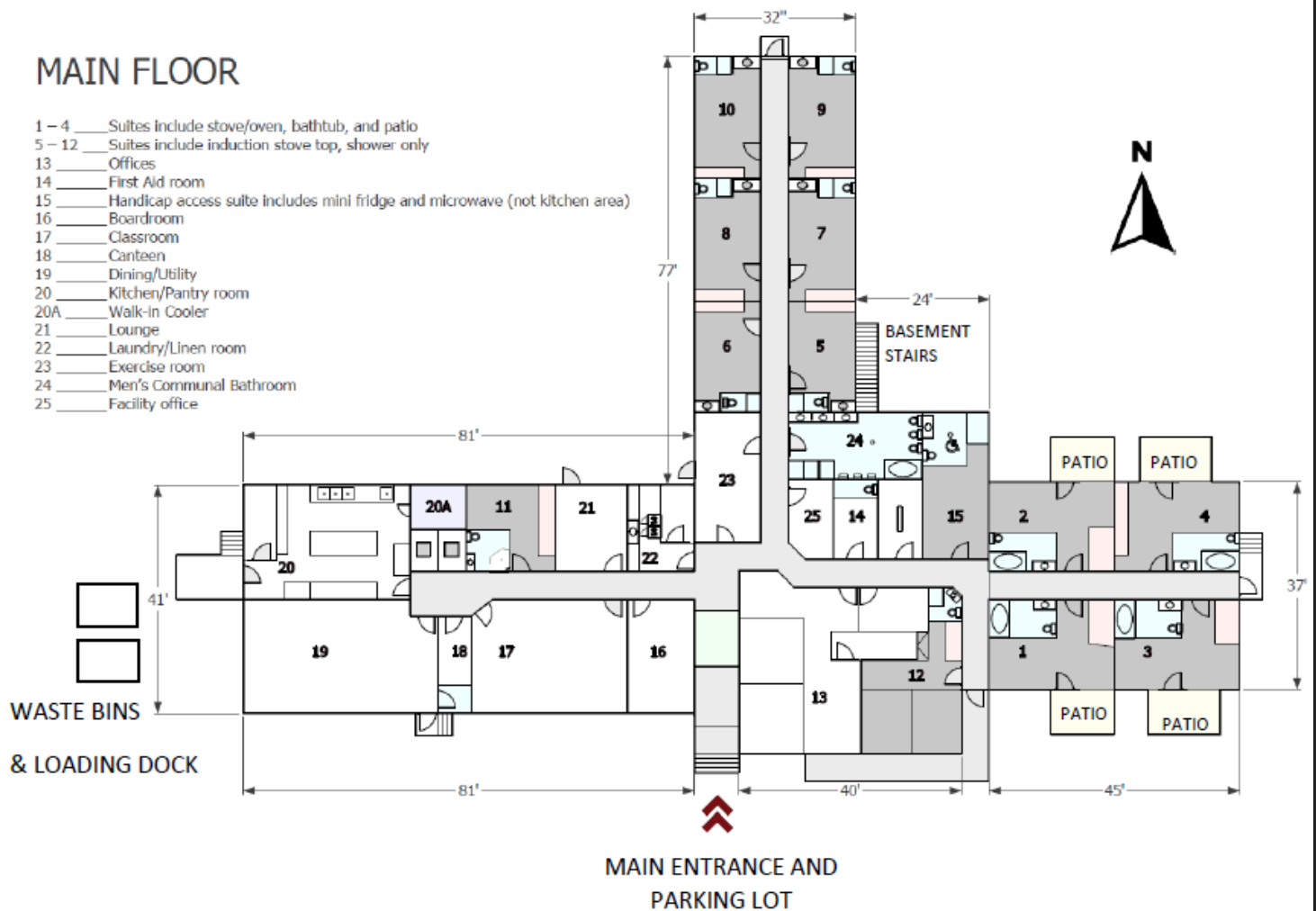
# DESCRIPTION OF IMPROVEMENTS

Building Type	One storey, wood frame construction
Size Main	Main $\pm 950$ m <sup>2</sup> ( $\pm 10,226$ ft <sup>2</sup> ) Bsmt $\pm 192$ m <sup>2</sup> ( $\pm 2,067$ ft <sup>2</sup> )
Age	$\pm 28$ years
Effective Age	20 years
Remaining Economic Life	40 years
Roof Cover	Asphalt shingles
Foundation	Poured concrete
Exterior Wall	Finish Stucco over wood frame
Interior Walls	Drywall and other
Floor Cover	Varies but predominantly vinyl
Ceilings	Painted drywall and textured drywall
Plumbing	Copper and other
Heating	Natural gas fired hot water heat, most areas have A/C
Electrical	600 Amperes main and other breakers with lower ratings from 30 to 200 Amps
Insulation	The walls and roof are assumed to be insulated and this is indicated on the construction blueprints
Windows	Twin seal windows

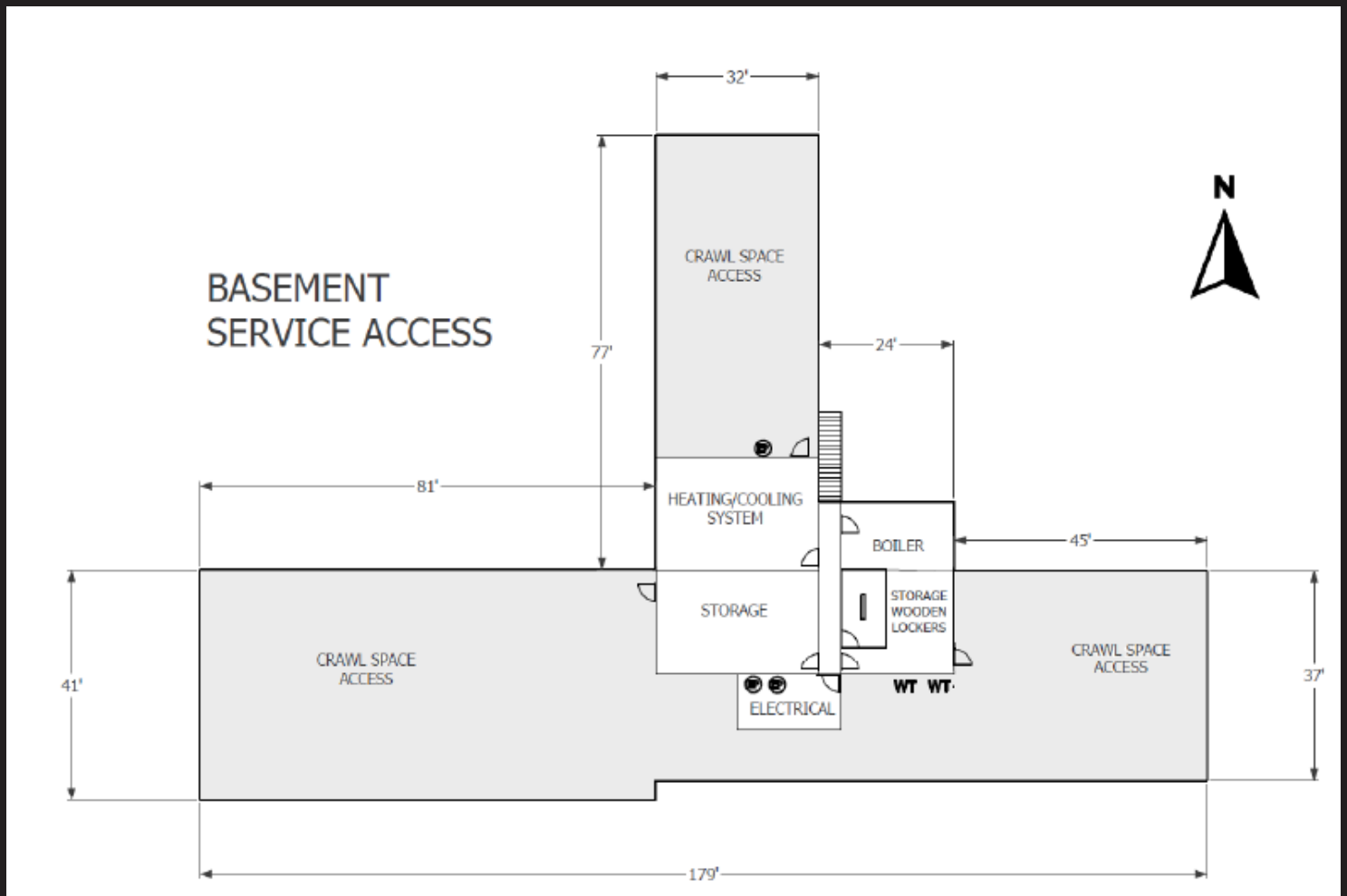
# FLOOR PLANS

## MAIN FLOOR

- 1 – 4 Suites Include stove/oven, bathtub, and patio
- 5 – 12 Suites include induction stove top, shower only
- 13 Offices
- 14 First Aid room
- 15 Handicap access suite includes mini fridge and microwave (not kitchen area)
- 16 Boardroom
- 17 Classroom
- 18 Canteen
- 19 Dining/Utility
- 20 Kitchen/Pantry room
- 20A Walk-in Cooler
- 21 Lounge
- 22 Laundry/Linen room
- 23 Exercise room
- 24 Men's Communal Bathroom
- 25 Facility office



# FLOOR PLANS





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Clint Dahl is a Prince George area expert, offering over 13 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, exceeding \$250 Million in value, earning him #1 Royal LePage sales status in the region and recognition among the Top 10 brokers in all of British Columbia in 2019.

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!

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**7.6B**  
media impressions\*

CULTURE  
OF GIVING BACK

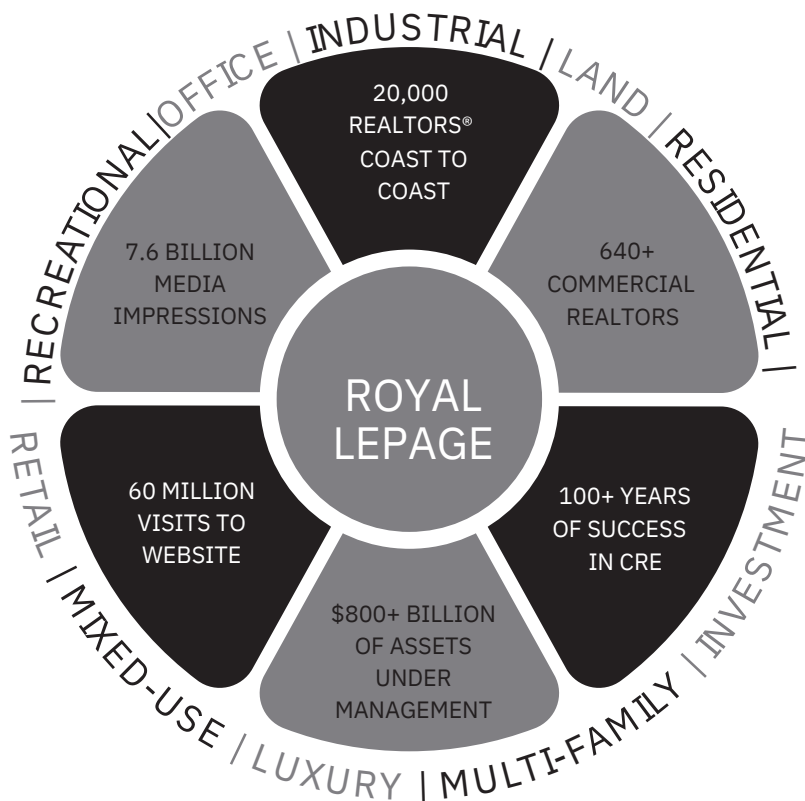


Royal LePage  
Shelter Foundation  
has raised  
**\$41** MILLION†

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- Commercial analytics, marketing & communications and collaboration.
- Expertise in commercial sales, leasing, sale of business, industrial, agricultural, land development, multi-family and specialty use.



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