

STRATEGICALLY LOCATED

Prime Industrial Land with Shops for Sale

6.94 ACRES

FORT ST. JOHN, BRITISH COLUMBIA

FORT ST. JOHN

BROKER'S FEES PROTECTED

FOR SALE OR LEASE BY OWNER

7 Acres of prime Industrial Property with shops located 5km from B.C's largest mega project site C dam.

PURCHASE & LEASE PRICE

CONTACT FOR INFO

MUNICIPAL ADDRESS

10468-269 Road Fort St. John BC

LEGAL ADDRESS

Lot 7 Section 3
Township 84 / Range 19

SITE SIZE

6.94 acres (9,388 sq.ft.)

ZONING

Commercial/ Light Industrial

BUILDING AREAS

7,628 sq.ft. Shop

3 (oh) 20'w x 16'h

1 (oh) 14'w x 16'h

1,440 sq.ft. ATCO modular office bldg

3,320 sq.ft. Cover all shop

TOTAL BUILDING AREA

16,523 sq.ft.

PROPERTY TAXES

\$20,317.46

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brad@resland.com



Property Features

7 Acres of prime Industrial Property with shops located 5km from B.C's largest mega project site C dam.

SITE DESCRIPTION

Shop was previously set up as a Truck/Equipment shop for the purpose of Manufacturing/Installing Screw piles, Pound Piles and foundation systems.

LOCATION

10468 - 269 Road, same road as Site C Mega Project in rural Fort St. John, B.C.

LEGAL DESCRIPTION

Lot 7, Plan 20274, Section 3, Township 84, Range 189 W6M.

SITE SIZE

6.94 Acres (2.81 ha)

TOPOGRAPHY

Relatively flat.

UTILITIES

Services to the subject site include gas, hydro and telephone and water with water well also.

STREET IMPS

269 Road, which fronts the east side of the subject property, is a service via (2) 1,200 gallon poly-carbonate cisterns for drinking water and via a drilled well for non drinking purposes. Sewer service is provided via a lagoon. Paved road with open ditching. Street lighting is not provided in the immediate area. Shop has full yard lighting on all three sides.

EXPOSURE

Good - located along 269 Road.

ACCESSIBILITY

Good - due to frontage along 269 Road and close proximity to the Site C Mega Project. Subject property is located 5 KM from the entrance and is on the main road to Site C Dam. Property is located 1/8 of a mile off Alaska high way.

SOILS

Soil testing completed.

SITE IMPS

The subject site has been stripped of the top soil, leveled and packed. Alaska Highway development (I1 - Light Industrial). Good and supportive of any conforming improvements. Complete with double access pull through roads.

Approximately 5.5 acres is well graveled. West and South side yards are heavily compacted with large graveled fill for extreme weighted loads The balance of the site is landscaped into a lawn for use with the manufactured home.

CRANES

10 ton oh crane

BUILDING IMPS

The subject site is improved with a 7,628 sq.ft. light industrial shop of steel frame construction with 3 doors at 20ft wide x 16ft high, and 1 door 14ft wide x 16 high, Engineered for 10 ton over head hoist (with engineered specs to expand for growth). Also includes a 1,440 sq.ft. Atco modular office building, a 3,320 sq.ft. Cover-All shop used for pull through wash/service bay and a 14' wide x 66' long manufactured home.

The subject site is improved with a 7,628 square foot light industrial shop of steel frame construction with 3 doors at 20ft wide x 16ft high, and 1 door 14ft wide x 16 high, (with engineered specs to expand for growth).

Also includes a 1,440 sq.ft. Atco modular office building and 924 sq.ft. Cover-All shop and a 14' wide x 66' long manufactured home.

HIGHWAY SIGNS

Highway signs are available on Alaska Highway (each rented per year)

First sign is located just be for you enter city limit on Alaska Highway heading west.

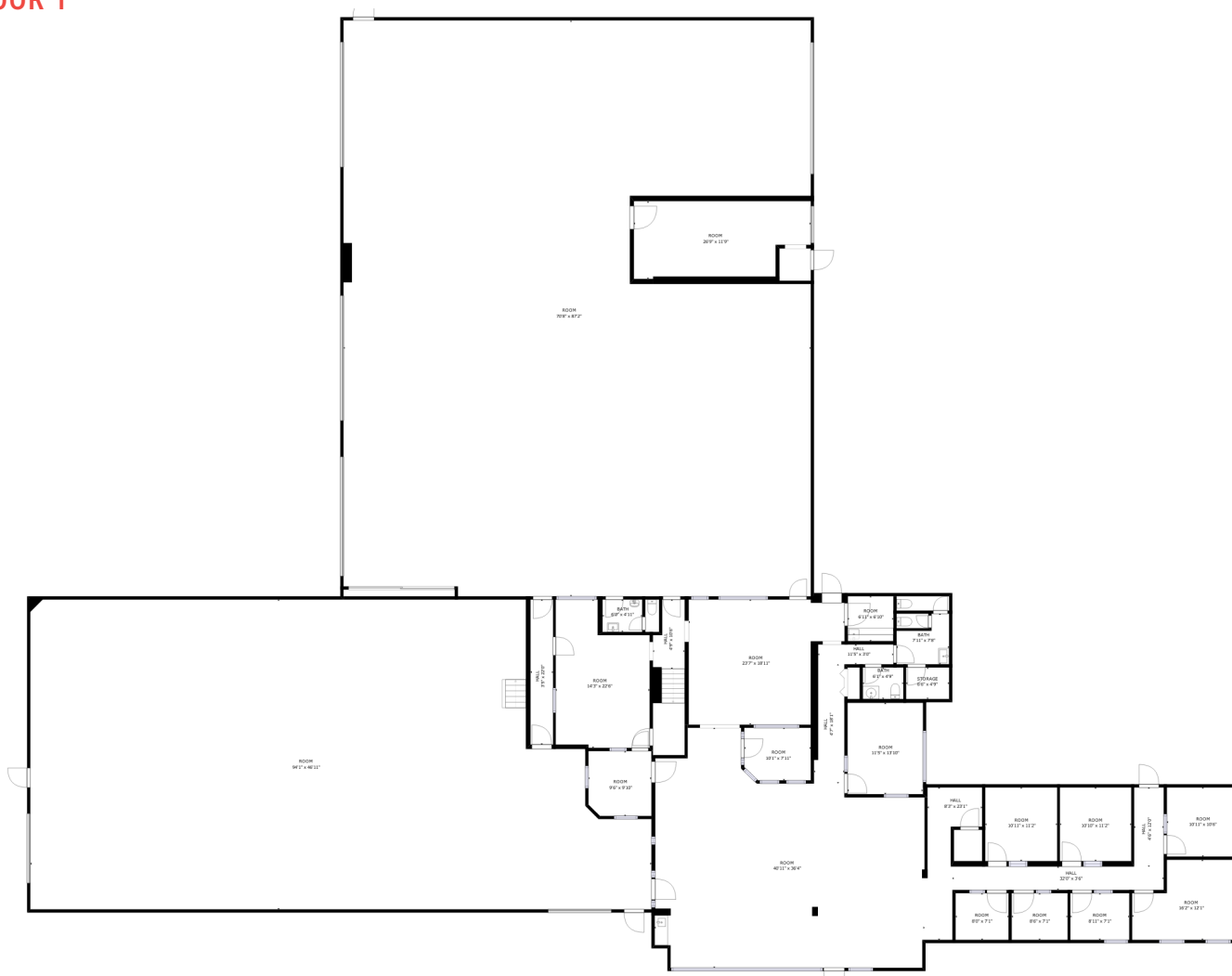
Second sign is located just be for you enter Farmington on Alaska Highway heading east.

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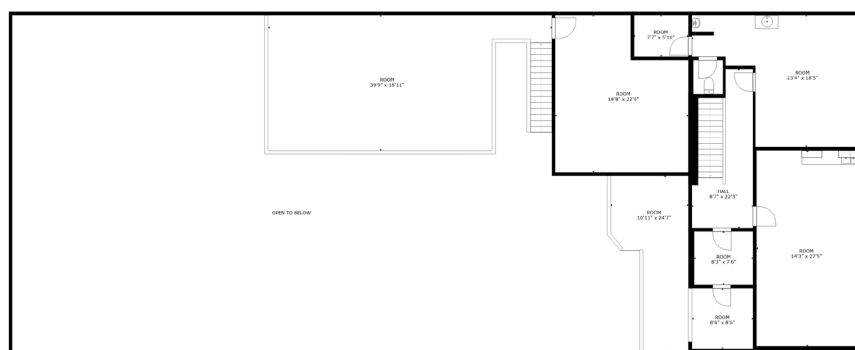
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Floorplans

FLOOR 1



FLOOR 2



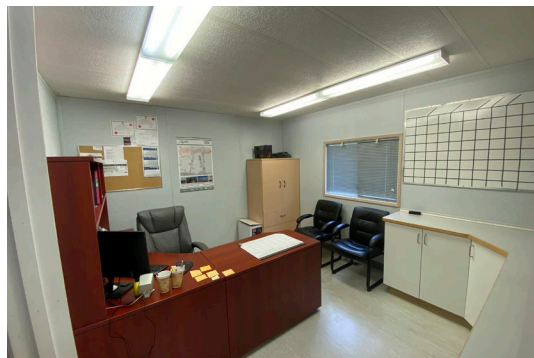
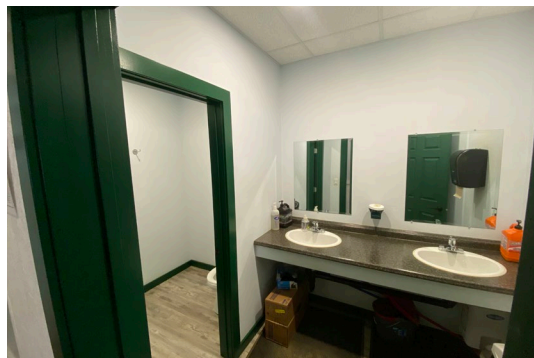
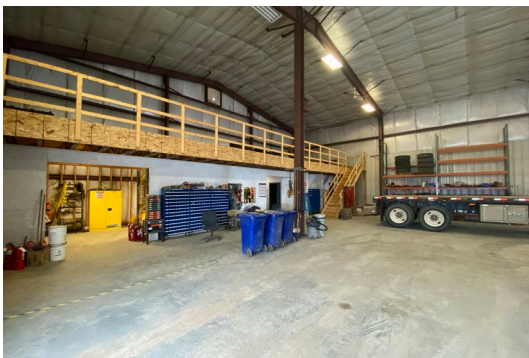
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Site Gallery



Interior Gallery



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