

FOR LEASE

8077594

401 Quebec St,
Prince George, BC



Well-appointed ground floor office space in a secure and professionally maintained building.

**\$16.50 PSF + \$7.75
Additional Rent**

Clint Dahl, PREC*, REALTOR® 250.981.2070 |
clint@clintdahl.ca

Royal LePage® Aspire Realty, Brokerage
1625 4th Ave, Prince George, BC
Independently Owned & Operated

* PREC - Personal Real Estate Corporation

PROPERTY OVERVIEW

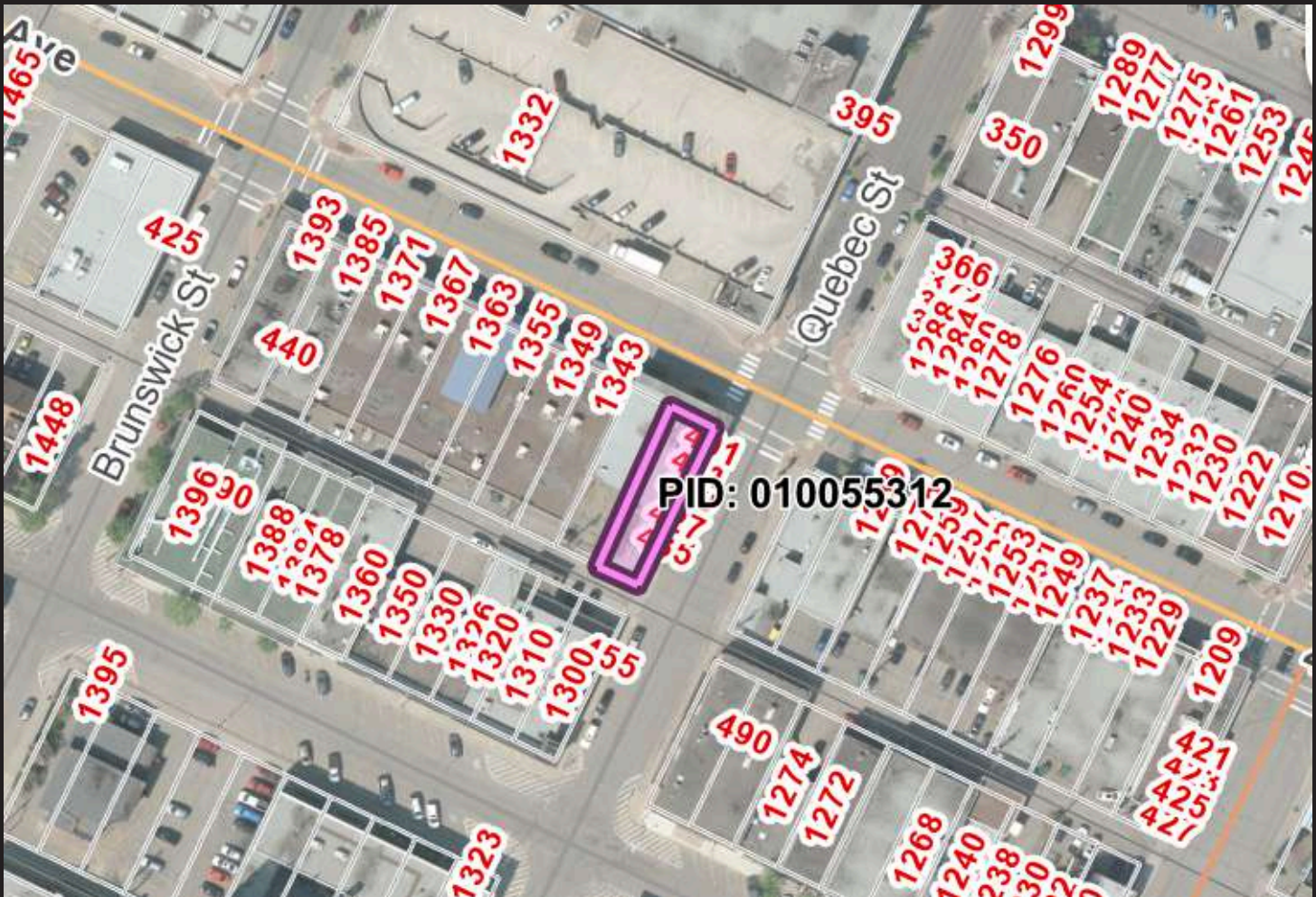
Property Features

- 2,125 sq ft corner office suite located on the main floor
- Ground floor entry with easy and convenient access
- Nicely laid out space with 4–5 private offices
- Includes a good-sized boardroom and reception area
- Dedicated lunchroom/kitchen space
- Large windows providing excellent natural light
- Located in a secure, well-maintained office building
- Air-conditioned space for year-round comfort
- Ideal for professional or administrative users

PROPERTY PHOTOS

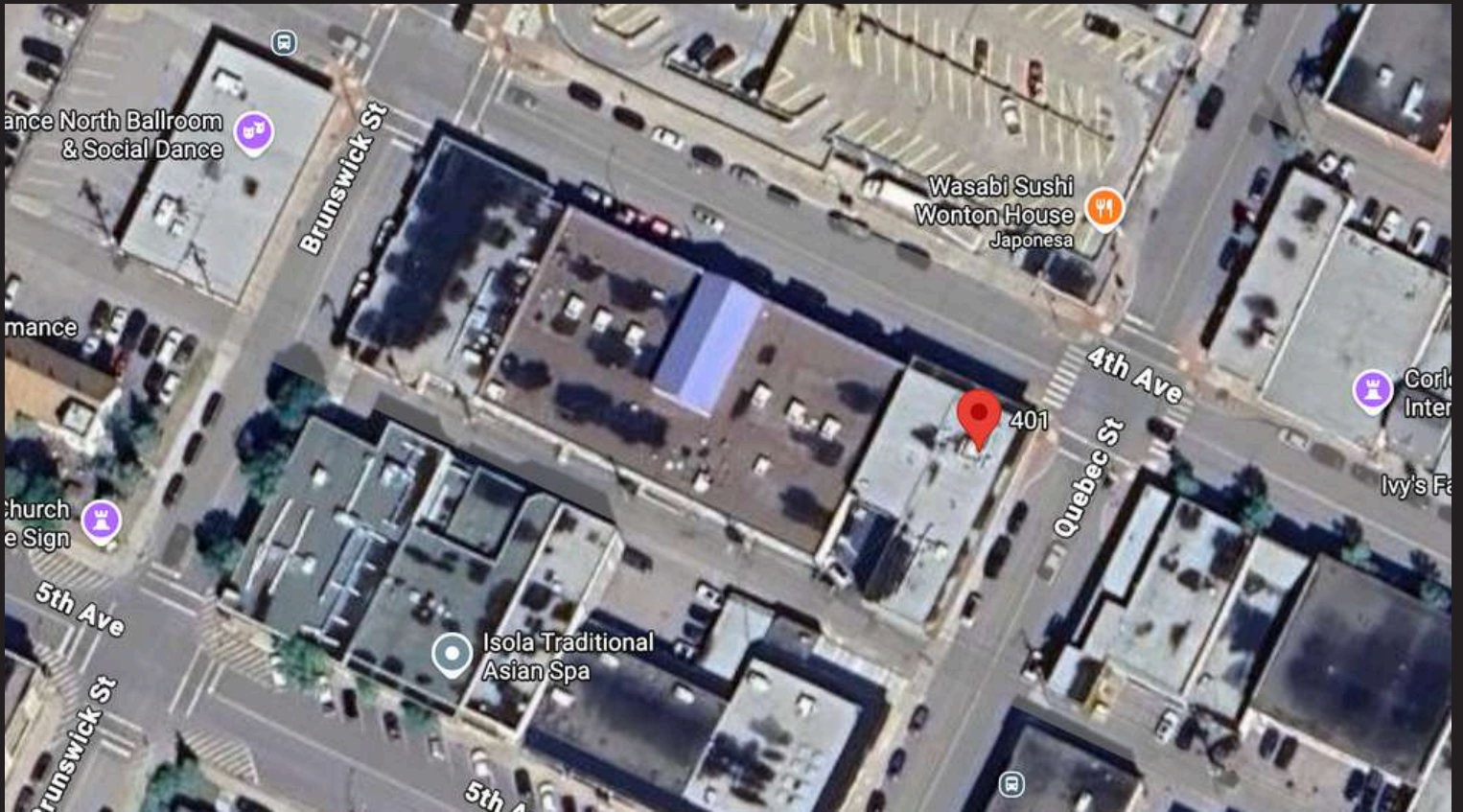


LOCATION MAP



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AERIAL VIEWS



ADDITIONAL INFO

TITLE SEARCH

TITLE SEARCH PRINT

2017-06-30, 11:38:22

File Reference:

Requestor: Shelagh Stadel

Declared Value \$ 500000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	PRINCE GEORGE
Land Title Office	PRINCE GEORGE
Title Number	CA1921812
From Title Number	PB8951
Application Received	2011-03-02
Application Entered	2011-03-08
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	422221 B.C. LTD., INC.NO. 422221 4009 CORMACK CRESCENT PRINCE GEORGE, BC V2N 5K8
Taxation Authority	Prince George, City of
Description of Land	
Parcel Identifier:	010-055-304
Legal Description:	LOT 9 BLOCK 152 DISTRICT LOT 343 CARIBOO DISTRICT PLAN 1268
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	MORTGAGE
Registration Number:	CA3885650
Registration Date and Time:	2014-08-06 09:31
Registered Owner:	BANK OF MONTREAL
Remarks:	INTER ALIA
Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA3885651
Registration Date and Time:	2014-08-06 09:31
Registered Owner:	BANK OF MONTREAL
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TITLE SEARCH PRINT

2017-06-30, 11:38:22

File Reference:

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Nature:	MORTGAGE
Registration Number:	CA5429532
Registration Date and Time:	2016-08-16 15:43
Registered Owner:	BANK OF MONTREAL
Remarks:	INTER ALIA

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA5429533
Registration Date and Time:	2016-08-16 15:43
Registered Owner:	BANK OF MONTREAL
Remarks:	INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

ADDITIONAL INFO

TITLE SEARCH PRINT

2017-06-30, 11:39:59

File Reference:

Requestor: Shelagh Stadel

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District Land Title Office	PRINCE GEORGE PRINCE GEORGE
Title Number From Title Number	CA1921813 PB8952
Application Received	2011-03-02
Application Entered	2011-03-08
Registered Owner in Fee Simple Registered Owner/Mailing Address:	422221 B.C. LTD., INC.NO. 422221 4009 CORMACK CRESCENT PRINCE GEORGE, BC V2N 5K8
Taxation Authority	Prince George, City of
Description of Land Parcel Identifier: Legal Description:	010-055-312 LOT 10 BLOCK 152 DISTRICT LOT 343 CARIBOO DISTRICT PLAN 1268
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	MORTGAGE CA3885650 2014-08-06 09:31 BANK OF MONTREAL INTER ALIA
Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	ASSIGNMENT OF RENTS CA3885651 2014-08-06 09:31 BANK OF MONTREAL INTER ALIA

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Registration Number: CA5429533
Registration Date and Time: 2016-08-16 15:43
Registered Owner: BANK OF MONTREAL
Remarks: INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

TAX REPORT

Comm - Detailed Tax Report

Property Information

Prop Address	401 QUEBEC ST	Jurisdiction	CITY OF PRINCE GEORGE
Municipality	CITY OF PRINCE GEORGE	Neighborhood	110-CENTRAL COMMERCIAL
Area	PG CITY CENTRAL (ZONE 72)	SubAreaCode	N72DT
PropertyID	010-055-312	BoardCode	N
PostalCode			

Property Tax Information

TaxRoll Number	0003322000	Gross Taxes	\$16,047.41
Tax Year	2017	Tax Amount Updated	06/02/2017

More PIDS

010-055-312.010-055-304

Owner Name & Mailing Address

Owner1 1	Owner2 1
Owner1 2	Owner2 2
Mail Addr1	Mail Addr3
Mail Addr2	Mail Addr4
MailPostalCode	

Legal Information

Legal Description

PL PGP1268 LT 10 BLK 152 DL 343 LD 05

Legal FreeFormDescription

LOT 9, BLOCK 152, PLAN PGP1268, DISTRICT LOT 343, CARIBOO LAND DISTRICT.

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
PGP1268	10	152	343	05				

Land & Building Information

Width		Depth
Lot Size	6600 SQUARE FEET	Land Use
Actual Use	OFFICE BUILDING (PRIMARY USE)	Zoning
BCA Description	OFFICE - MULTI TENANT	
WaterConn		
BCAData Update	04/07/2017	

Actual Totals

Land	Improvement	Actual Total
\$178,000.00	\$433,000.00	\$611,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$178,000.00	\$433,000.00	\$0.00	\$102,000.00	\$611,000.00

School Taxable Totals

Gross LandSch	Gross Improve Sch	Exempt LandSch	Exempt ImproveSch	School Total
\$178,000.00	\$433,000.00	\$0.00	\$10,000.00	\$611,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
3/2/2011	\$0.00	CA1921813	REJECT NOT SUITED SALE ANALYSIS
3/2/2011	\$500,000.00	CA1921812	IMPRV SINGLE PROPERTY CASH TRANSACT
2/25/1988	\$0.00	PB8952	REJECT NOT SUITED SALE ANALYSIS

LAND DESCRIPTION

PROPERTY IDENTIFICATION	
Civic Address	401 - 435 Quebec Street, Prince George, BC
Legal Description	Lots 9 and 10, Block 152, District Lot 343, Land District 05, Plan 1268
PIDs	010-055-304 (Lot 9) 010-055-312 (Lot 10)
Site Size	6,600 sq ft (0.15 acres)
Gross Building Area	8,684 sq ft total (3,706 sq ft main floor + 4,978 sq ft second floor)
Zoning	C1 - Downtown Commercial

ZONING

City of Prince George Zoning Bylaw No. 7850, 2007 - CONSOLIDATED

C1

C1c

C1I

Amending Bylaws		11. Commercial Zones	
Bylaw 8974	11.1	C1, C1c, C1I: Downtown	C1
	11.1.1	Purpose The purpose of this zone is to provide for a mix of uses for the central business area of the city.	
Bylaw 9417	11.1.2	Principal Uses <ul style="list-style-type: none"> • apartment hotel • auction, minor • boarding or lodging house • brewery & distillery, minor only in C1I • club • community care facility, major • community care facility, minor • education • education, commercial • education, higher • emergency service • entertainment, adult-oriented • entertainment, spectator • exhibition & convention facility • greenhouse & plant nursery • health service, minor • hotel • housing, apartment • housing, congregate • housing, row • housing, stacked row • library & exhibit • liquor primary establishment, major only in C1I • liquor primary establishment, minor only in C1I • motel • office 	Bylaw 9426 11.1.2 Principal Uses (Continued) <ul style="list-style-type: none"> • park • parking, non-accessory • recreation, indoor • religious assembly • restaurant • retail, adult-oriented • retail, cannabis only in C1c • retail, convenience • retail, farmers market • retail, flea market • retail, general • retail, liquor, in C1I only • service, business support • service, dating or escort • service, financial • service, funeral • service, household repair • service, massage • service, massage therapy • service, personal • service, pet grooming & day care • service station, minor • temporary shelter services • transportation depot • utility, minor • vehicle rental, minor • vehicle repair, minor only on lots abutting 1st Avenue (not including recreational vehicles) • vehicle sale, minor only on lots abutting 1st Avenue (not including manufactured housing or recreational vehicles) • vehicle repair, minor only on Lots 4-6, Block 21,

ZONING

City of Prince George Zoning Bylaw No. 7850, 2007 - CONSOLIDATED

		District Lot 343, Cariboo District, Plan 1268
		11.1.3 Secondary Uses • home business 1
	11.1.4 Subdivision Regulations	<ol style="list-style-type: none"> 1. The minimum lot width is 4.5 m. 2. The minimum lot area is 135 m².
	11.1.5 Development Regulations	<ol style="list-style-type: none"> 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.
Bylaw 9388		
		4. The minimum front, side, and rear yard is 0.0 m.
Bylaw 8256		
	11.1.6 Other Regulations	<ol style="list-style-type: none"> 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. 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.
Bylaw 8256		
Bylaw 8256		



Clint Dahl, PREC, REALTOR®
250.981.2070 | clint@clintdahl.ca

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 of 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.

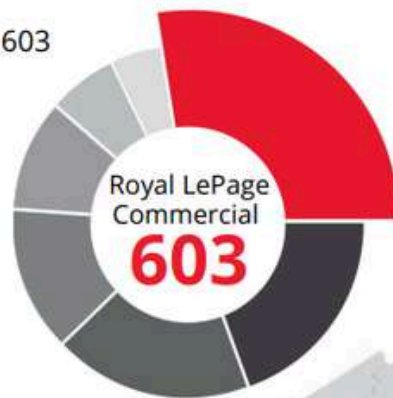
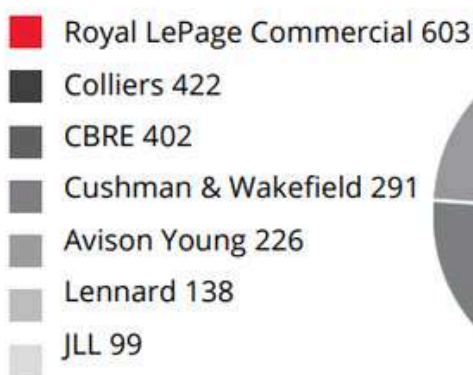
For 110 years, Royal LePage REALTORS® have been helping Canadians buy and sell their homes and supporting the communities where they live and work.

<p>MOMENTUM AND GROWTH</p>  <p>+20,000 REALTORS® coast to coast</p>	<p>INCREDIBLE REACH</p>  <p>royalpage.ca</p> <p>60 MILLION annual visits/year*</p>	<p>STRONG HERITAGE</p>  <p>110 YEARS of success in Canadian real estate</p>	<p>THE VOICE OF CANADIAN REAL ESTATE</p> <p>#1 +7.6 BILLION media impressions†</p> <p>We are the MOST QUOTED real estate brand!</p>	<p>A CULTURE OF GIVING BACK</p>  <p>\$41 MILLION raised for the Royal LePage Shelter Foundation‡</p>
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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†

