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**8316 Alaska Rd**  
Fort St. John, BC

## Salient Details

### Property Address

8316 Alaska Rd  
Fort St. John, BC V1J 5L6

### PID

030-335-027

### Legal Description

Lot A, Plan EPP75301,  
Section 29, Township 83,  
Range 18, Meridian W6,  
Peace River Land District

### Zoning

Highway Commercial (C-4)

### Year Built

2011

### Building Size (Approx.)

13,000 SF

### Site Size

1.52 Acres

### Ceiling Height

24.5 feet to bottom of the roof  
trusses

### Gross Taxes (2025)

\$82,271

### Lease Type

NNN

### Asking Price

\$4,200,000

# 8316 Alaska Rd

## Fort St. John, BC

## Opportunity

NAI Commercial is pleased to present a freestanding industrial property for lease at 8316 Alaska Road, Fort St. John, BC. This versatile facility is ideal for highway-commercial operations, featuring ample yard space, prominent visibility from Highway 97, and excellent access via Alaska Road North. Zoned C-4 Highway Commercial, the property supports a wide range of uses, including oilfield sales and services, warehousing, vehicle sales and servicing, professional offices, and more. Offered as a triple net (NNN) lease, this opportunity provides tenants with a streamlined leasing arrangement while taking full advantage of the location's flexibility and functionality.

## The Property

The property offers approximately 13,000 square feet of space, including a well-finished 2,400 square foot office and a 10,600 square foot warehouse, situated on a 1.517-acre site. The warehouse features impressive ceiling heights of 24.5 feet to the bottom of the roof trusses and 29 feet to the ceiling, providing excellent clearance for industrial operations. It is equipped with four 16' x 16' overhead doors (one at the front and three at the rear), a fully paved front yard, and a securely fenced perimeter. With high-quality industrial construction, municipal utilities, and excellent exposure along Alaska Road North with visibility from Highway 97, the building is designed to accommodate a wide range of industrial and highway-commercial uses.

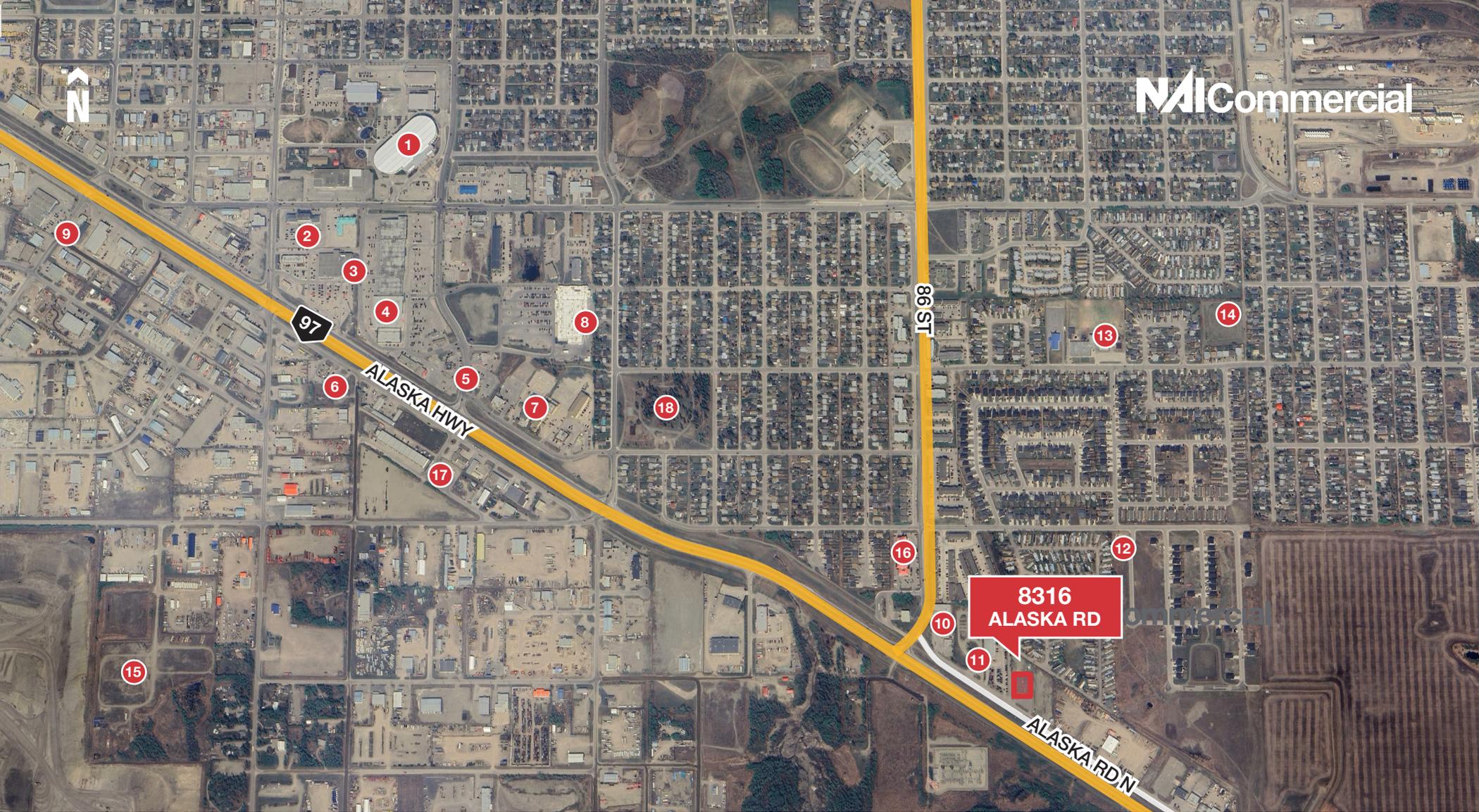
## Location

Fort St. John is the economic and service hub of Northeastern British Columbia, with a population of approximately 21,000 residents and a regional service area of more than 69,000 people. Its economy is strongly rooted in the oil and gas industry, particularly natural gas development in the prolific Montney Formation, while also benefiting from forestry, agriculture, hydroelectric power, and construction. Strategically located along Highway 97 (the Alaska Highway) and served by the North Peace Regional Airport, the city offers excellent transportation connections to Alberta, Yukon, Alaska, and major Canadian centers. Combined with modern healthcare, education through Northern Lights College, and a range of community amenities, Fort St. John provides the workforce, infrastructure, and quality of life that make it a premier location for business investment and industrial operations.

## Investment Highlights

- ▶ Exceptional visibility and front exposure to one of BC's key transportation corridors.
- ▶ Fully fenced site with abundant yard space.
- ▶ Freestanding building—ideal for customized tenant-fit design.
- ▶ Equipped with a 5-ton overhead crane (as available).
- ▶ Steel-frame construction providing strength and long-term durability.
- ▶ Metal roofing ensuring weather resistance and longevity.





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| <ul style="list-style-type: none"> <li>1. Pomeroy Sport Centre</li> <li>2. Radisson Hotel Fort St. John</li> <li>3. Safeway Fort St John</li> <li>4. Totem Mall</li> <li>5. Tim Horton's</li> <li>6. Wendy's</li> </ul> | <ul style="list-style-type: none"> <li>7. Holiday Inn Express Fort St John by IHG</li> <li>8. Walmart Supercentre</li> <li>9. Wholesale Club 107<sup>th</sup> Street</li> <li>10. Howard Johnson by Wyndham Fort St. John</li> <li>11. Fort City Chrysler Sales</li> <li>12. Peace Country Mobile Home Park</li> </ul> | <ul style="list-style-type: none"> <li>13. Duncan Elementary School</li> <li>14. Duncan Cran Park</li> <li>15. Fort St. John Motocross Track</li> <li>16. Best Western Plus Chateau Fort St. John</li> <li>17. ESSO Commercial Cardlock</li> <li>18. Mathews Park</li> </ul> |
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