



PROPERTY REPORT

1325 ALASKA AV
Dawson Creek
V1G 1Z4
Canada

PID: 013-790-170 & 013-680-889 & 013-790-188

MAY 24, 2025



Jay Choi
Sutton Group - 1st West Realty
Coquitlam
P: 604-790-1035
O: 604-942-7211
choijaedong@gmail.com
<http://www.choijaedong.com>



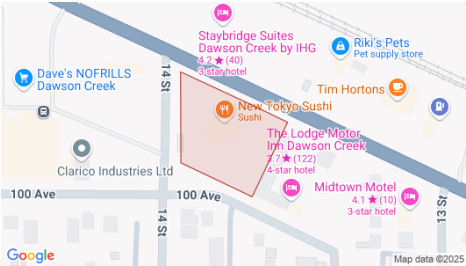
Beyond Transactions, Building Relationship.

I'm more than a real estate agent. I'm a REALTOR®.

Summary Sheet

1325 ALASKA AV Dawson Creek BC V1G 1Z4

PID	013-790-170 & 013-680-889 & 013-790-188
Legal Description	LOT B SECTION 15 TOWNSHIP 78 RANGE 15 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 4428, EXCEPT PARCEL A (J14617) & LOT C SECTION 15 TOWNSHIP 78 RANGE 15 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 4428 & PARCEL A (J14617) OF LOT B SECTION 15 TOWNSHIP 78 RANGE 15 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 4428
Plan	PGP4428
Zoning	C-3 - Highway Commercial
Community Plan(s)	OCP: Highway Commercial , not in ALR



Year Built	1975	Structure	RESTAURANT ONLY
Lot Size	1.18 acres	Bedrooms	–
Bathrooms	–	Dimensions	–
Max Elev.	673.00 m	Min Elev.	671.74 m
Floor Area	–	Walk Score	74 / Very Walkable
Transit Score	17 / Minimal Transit	Annual Taxes	–

ASSESSMENT			
	2024	%	2025
Building	\$300,000	↑ 2.33	\$307,000
Land	\$340,000	↑ 0.59	\$342,000
Total	\$640,000	↑ 1.41	\$649,000

APPRECIATION			
	Date	(\$)	% Growth
Assessment	2025	\$649,000	↑ 3.84
Sales History	01/04/2014	\$625,000	–

RECENT MLS® HISTORY			
MLS® History is not available.			

DEVELOPMENT APPLICATIONS			
–			

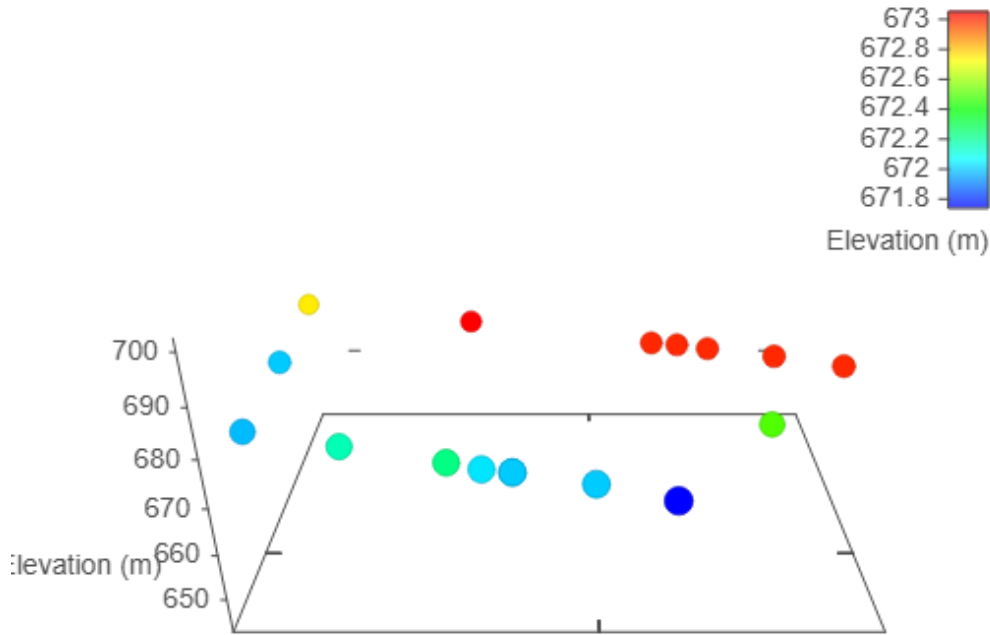
SCHOOL DISTRICT			
	Nearest Elementary	Nearest Middle	Nearest Secondary
Nearest School	Crescent Park	Dawson Creek - Central	Dawson Creek - South Peace
School District	SD 59	SD 59	SD 59
Grades	K - 7	8 - 9	10 - 12

The enclosed information, while deemed to be correct, is not guaranteed.

Estimated Lot Dimensions and Topography



The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 673.05 m | Min Elevation: 671.74 m | Difference: 1.31 m



Detailed Tax Report

Property Information

Prop Address	1325 ALASKA AV	Jurisdiction	CITY OF DAWSON CREEK
Municipality	CITY OF DAWSON CREEK	Neighborhood	ALASKA HIGHWAY, 13 ST TO 17 ST
Area		SubAreaCode	
PropertyID	013-790-170	BoardCode	
PostalCode	V1G 1Z4		

Property Tax Information

TaxRoll Number	01275770	Gross Taxes	
Tax Year		Tax Amount Updated	
More PIDS			

013-790-170,013-680-889,013-790-188

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
PGP4428	B			44	15	78	15	6

Legal FullDescription

LOT B, PLAN PGP4428, SECTION 15, TOWNSHIP 78, RANGE 15, MERIDIAN W6, PEACE RIVER LAND DISTRICT, EXC PCL A (J14617)

Land & Building Information

Width		Depth
Lot Size	51139 SQUARE FEET	Land Use
Actual Use	RESTAURANT ONLY	
Year Built		
BCA Description	RESTAURANT	Zoning
WaterConn		
BCADData Update	04/09/2025	

Supplementary Property Info

BedRooms	Foundation
Full Bath	Half Bath2
Half Bath3	Stories
Pool Flg	Carport
Garage S	Garage M

Actual Totals

Land	Improvement	Actual Total
\$342,000.00	\$307,000.00	\$649,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$342,000.00	\$307,000.00	\$0.00	\$10,000.00	\$639,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$342,000.00	\$307,000.00	\$0.00	\$10,000.00	\$639,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
3/31/2014	\$625,000.00	CA3658125	IMPROVED SINGLE PROPERTY TRANSACTION
3/31/2014	\$0.00	CA3658127	REJECT - NOT SUITABLE FOR SALES ANALYSIS
3/31/2014	\$0.00	CA3658126	REJECT - NOT SUITABLE FOR SALES ANALYSIS

Zoning



Legend

- Parcels
— Hard Surface
— Rivers/Creeks
• 911 Civic Address
 Bylaw479_1986_Zoning
- Highway
— Gravel
■ Lakes
 Bylaw1343_2001_Zoning
 Bylaw85_1977_Zoning
- Hard Surface
— Seasonal
— 911 Civic Address-Label
 Bylaw1000_1996_Zoning
- Gravel
- - - Driveway
• 911 Civic Address
 Bylaw506_1986_Zoning

Zoning



Legend

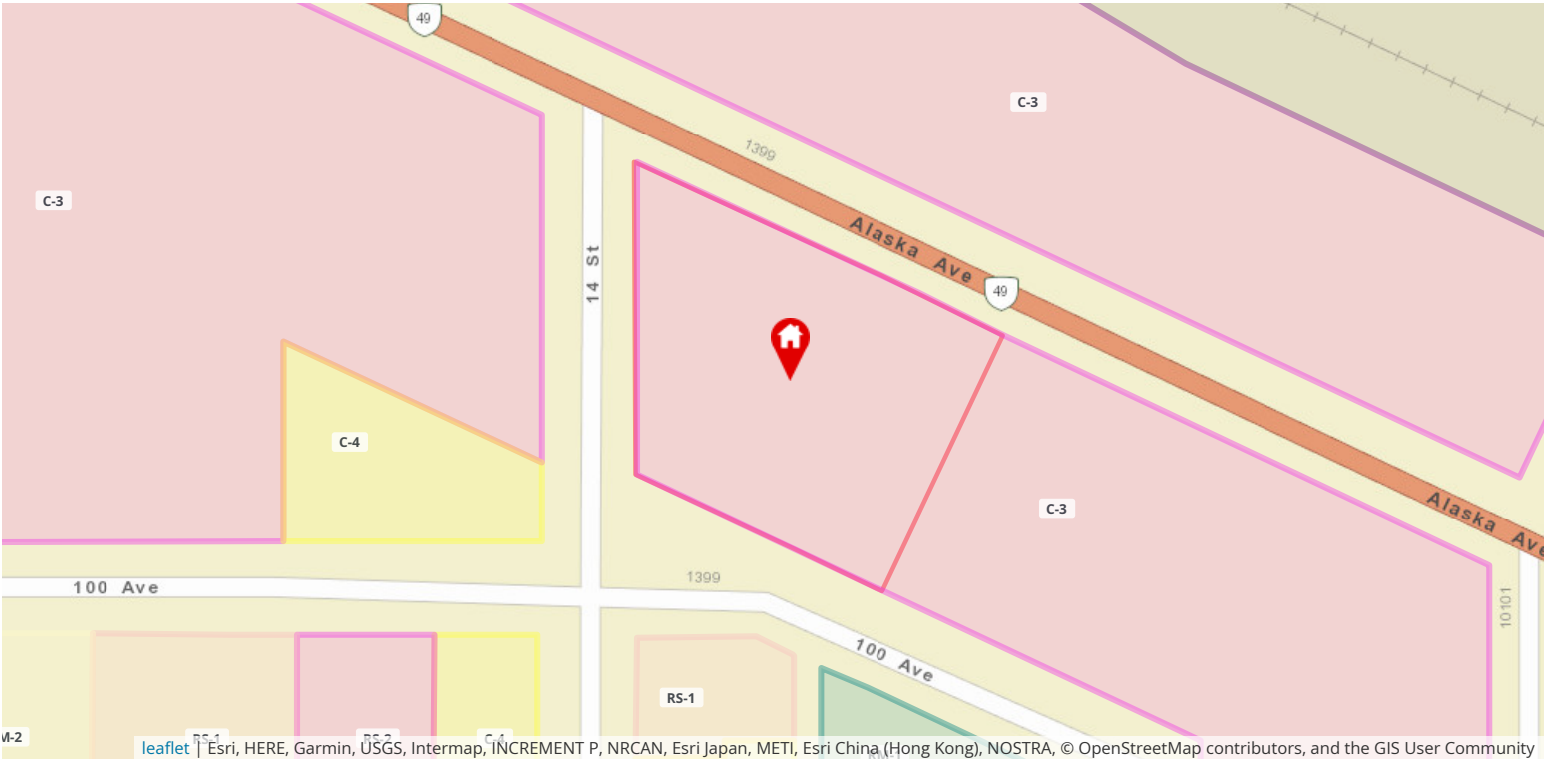
<div></div> Property	<div></div> RS-1 - Residential - Single Detached Zone	<div></div> RS-2 - Residential - Single Detached and Duplex Zone	<div></div> RS-3 - Residential - Single Detached Manufactured Housing Zone
<div></div> RM-1 - Residential - Low Density Multiple Housing Zone	<div></div> RM-2 -Residential - Medium Density Multiple Housing Zone	<div></div> RM-3 - Residential - High Density Multiple Housing Zone	<div></div> RMH-1 - Residential - Manufactured Home Park Zone
<div></div> C-1 - Local Commercial Zone	<div></div> C-2 - General Commercial Zone	<div></div> C-3 - Highway Commercial Zone	<div></div> C-4 - Service Commercial Zone
<div></div> INS-1 - Institutional Zone	<div></div> INS-2 - Municipal Use Zone	<div></div> P-1 - Parks and Natural Areas Zone	<div></div> P-2 - Recreation and Culture Zone
<div></div> P-3 - Exhibition Grounds Zone	<div></div> M-1 - Light Industrial Zone	<div></div> M-2 - Heavy Industrial Zone	<div></div> A - Agricultural Zone
<div></div> AV-1 - Aviation Use Zone	<div></div> CD-1 - Comprehensive Development One	<div></div> CD-2 - Comprehensive Development Two	<div></div> CD-3 - Comprehensive Development Three

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: C-3 Description: Highway Commercial
Official Community Plan	Highway Commercial









Zoning



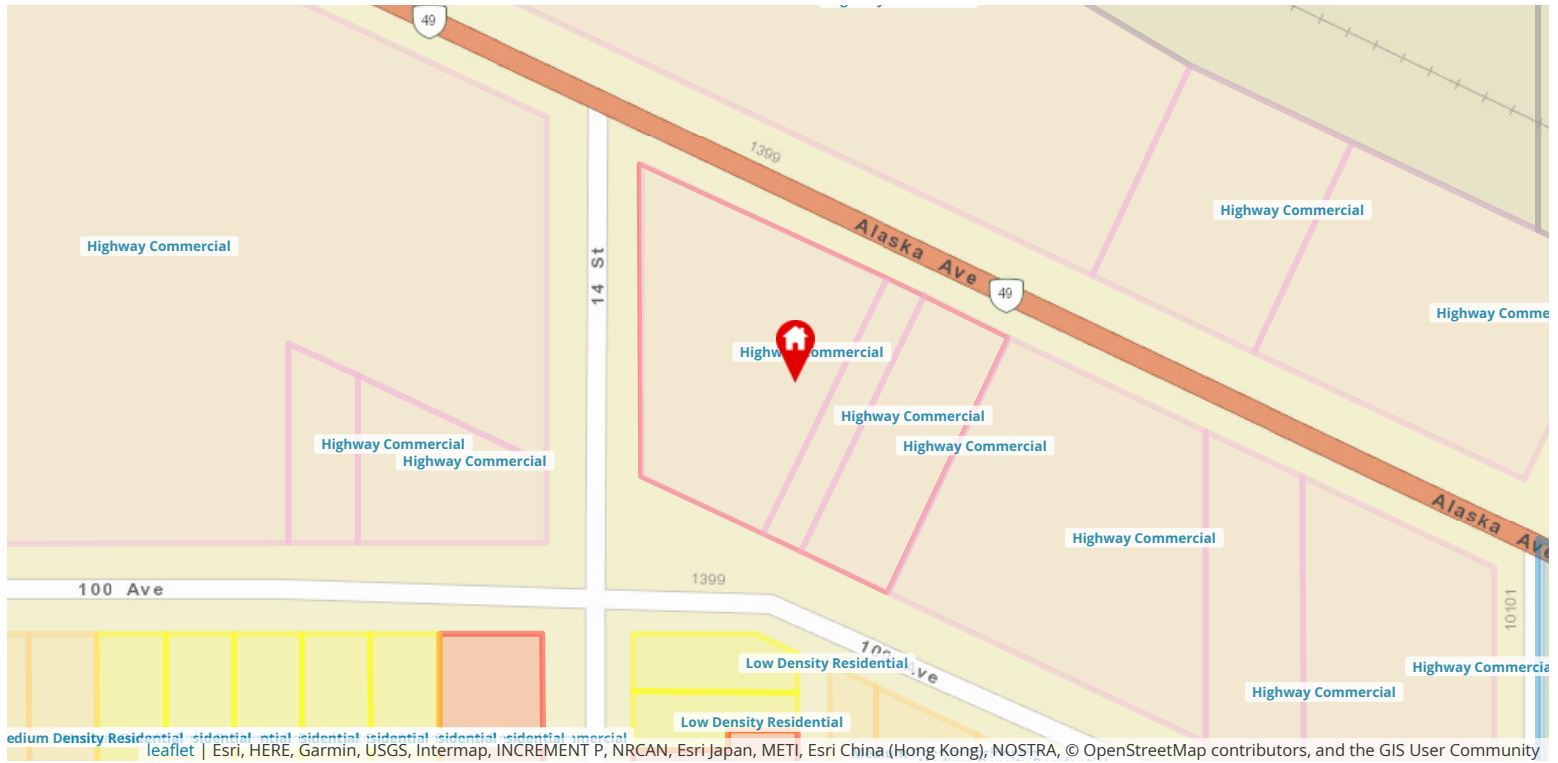
Subject Property Designations:

Code: C-3
Description: Highway Commercial

Layer Legend:

	Code	Description
	C-3	Highway Commercial
	RS-1	Single Detached Dwelling
	RM-1	Low Density Multiple Housing
	C-4	Service Commercial
	M-1	Light Industrial
	RS-2	Single Detached and Duplex
	RM-2	Medium Density Multiple Housing
	INS-1	Institutional

Official Community Plan



Subject Property Designations:

Highway Commercial

Layer Legend:

- Highway Commercial
- Low Density Residential
- Medium Density Residential
- General Commercial
- Light Industrial
- Downtown Core
- Downtown Mixed Use