



PROPERTY REPORT

1325 ALASKA AV
Dawson Creek
V1G 1Z4
Canada

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

MAY 24, 2025



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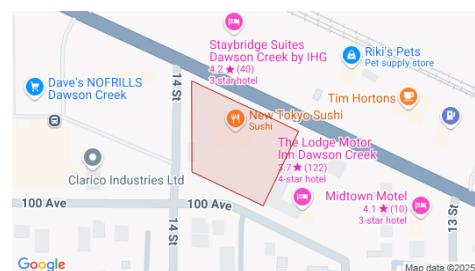
Beyond Transactions, Building Relationship.

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

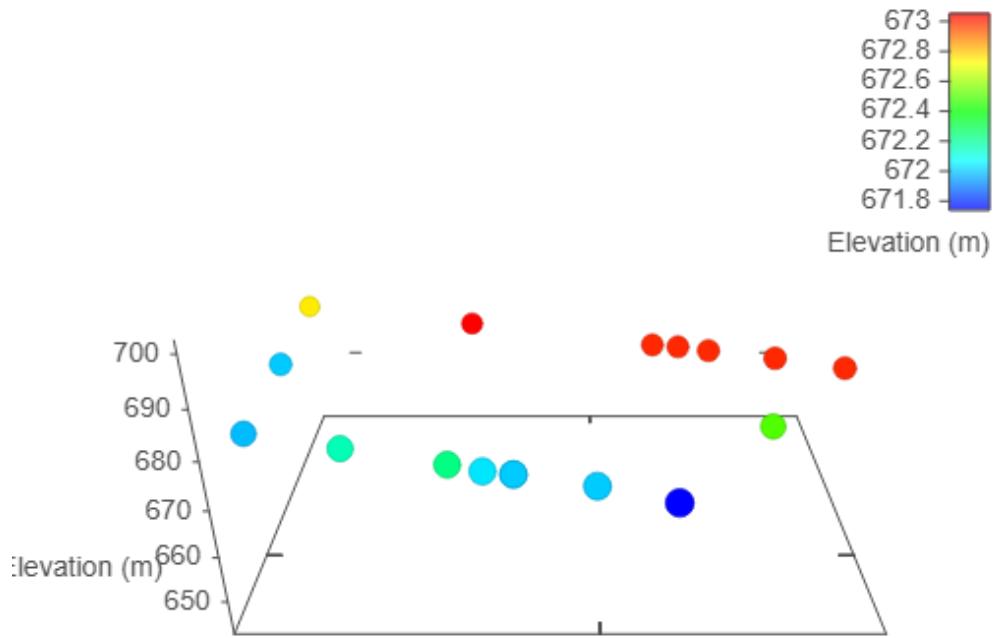
The enclosed information, while deemed to be correct, is not guaranteed.

Estimated Lot Dimensions and Topography



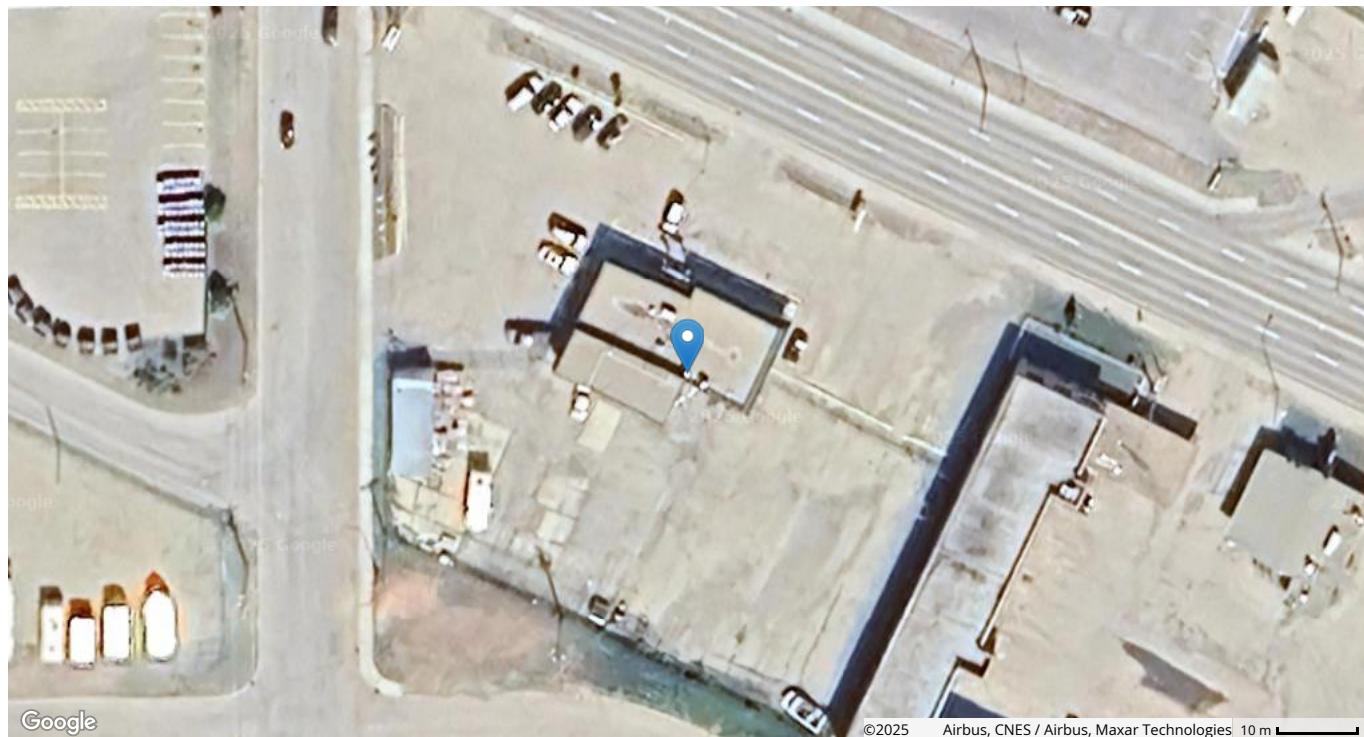
[leaflet](#) | Tiles © Esri — Source: Esri, i-cubed, USDA, USGS, AEX, GeoEye, Getmapping, Aerogrid, IGN, IGP, UPR-EGP, and the GIS User Community

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

Google Views



©2025 Airbus, CNES / Airbus, Maxar Technologies 10 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	Twnship	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	51139 SQUARE FEET	Depth
Lot Size		Land Use
Actual Use	RESTAURANT ONLY	
Year Built		
BCA Description	RESTAURANT	Zoning
WaterConn		
BCAData 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	Sale Transaction 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

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

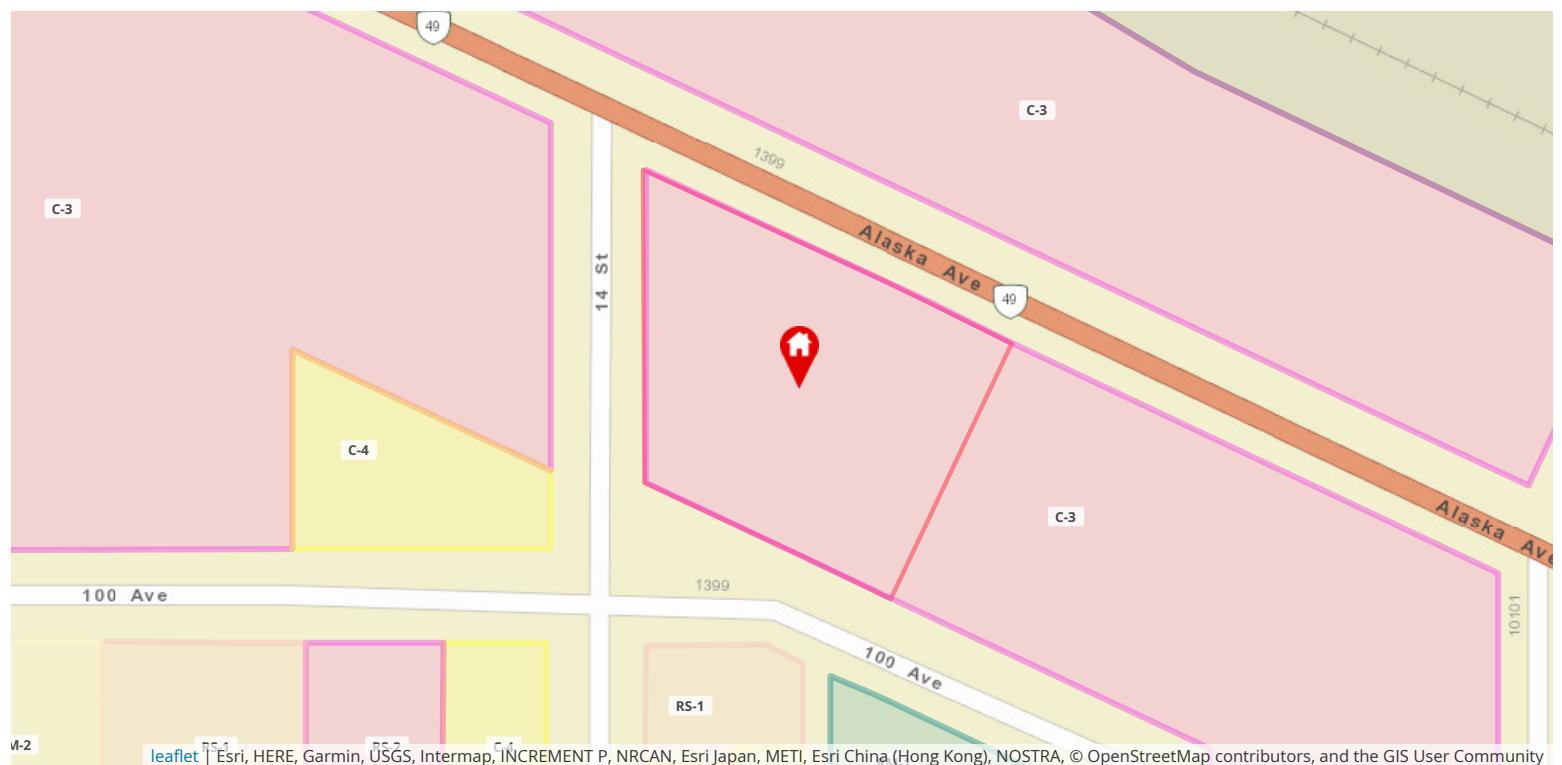
Land Use

Subject Property Designation Summary

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

Land Use

Zoning



Subject Property Designations:

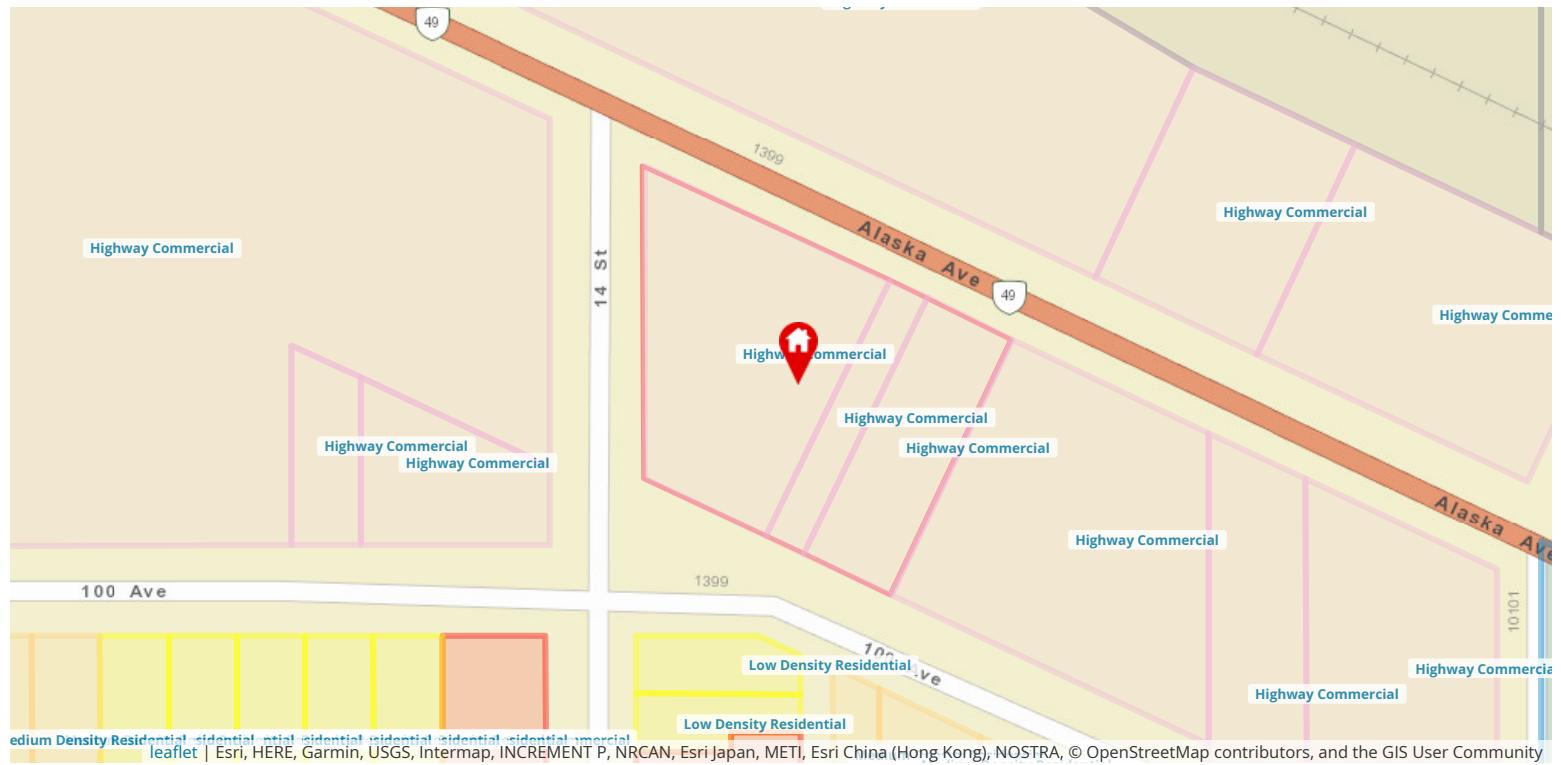
Code: [C-3](#)

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