

FOR SALE



9609 - 79th Ave, Fort St. John, BC
5.04 Acres of Industrial Land - Fully Serviced



*PHOTO GENERATED BY AI



**M1 - Light
Industrial**



**Fully
Serviced**



**Located in Fort
St. John, BC**

JON C. MOOK, SIOR
PRESIDENT | FOUNDING PRINCIPAL
C: 403-616-5239
jmook@lee-associates.com

BRAD STONE
VICE PRESIDENT, PRINCIPAL
C: 403-613-2898
bstone@lee-associates.com

ELIAS TSOUGRIANIS
INDUSTRIAL SALES & LEASING ASSOCIATE
C: 403-680-4875
etsougrianis@lee-associates.com

5040 - 12A Street SE | Calgary, AB T2G 5K9 | lee-associates.com/calgary

PROPERTY DETAILS

AVAILABLE AREA:

5.04 acres

ASKING SALE PRICE:

~~\$1,990,800.00~~

\$1,638,000.00

(\$325,000.00 per acre)

PROPERTY TAXES:

\$18,487.82 (for 2025)

AVAILABLE:

Immediately

LEGAL:

LOT 1, PLAN EPP41863, SECTION 30,
TOWNSHIP 83, RANGE 18, MERIDIAN W6,
PEACE RIVER LAND DISTRICT

DISTRICT:

Fort St. John, BC

ZONING:

M-1 Light Industrial

COMMENTS:

- » Undeveloped land
- » Fully serviced
- » Topographic survey currently underway
- » Clean Environmental Site Assessment (ESA) Phase 1
- » Access/proximity to Highway 97



LOCATION



CONTACT US



JON C. MOOK, SIOR
PRESIDENT | FOUNDING PRINCIPAL
C: 403-616-5239
jmook@lee-associates.com



BRAD STONE
VICE PRESIDENT, PRINCIPAL
C: 403-613-2898
bstone@lee-associates.com



ELIAS TSOUGRIANIS
SALES & LEASING ASSOCIATE
c: 403-680-4875
etsougrianis@lee-associates.com

5040 - 12A Street SE | Calgary, AB T2G 5K9
lee-associates.com/calgary



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES