

FOR SALE

10012 Willow Cale Rd



10012 Willow Cale Rd
Prince George, BC

\$5,995,000

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

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

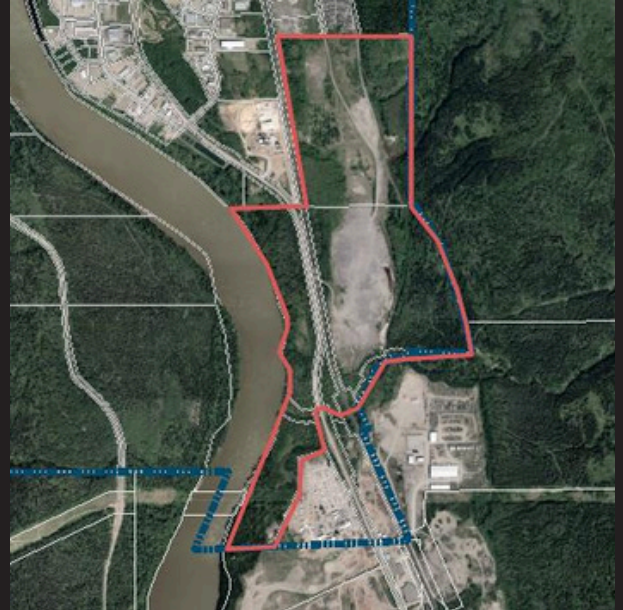
PROPERTY OVERVIEW

\$5,995,000

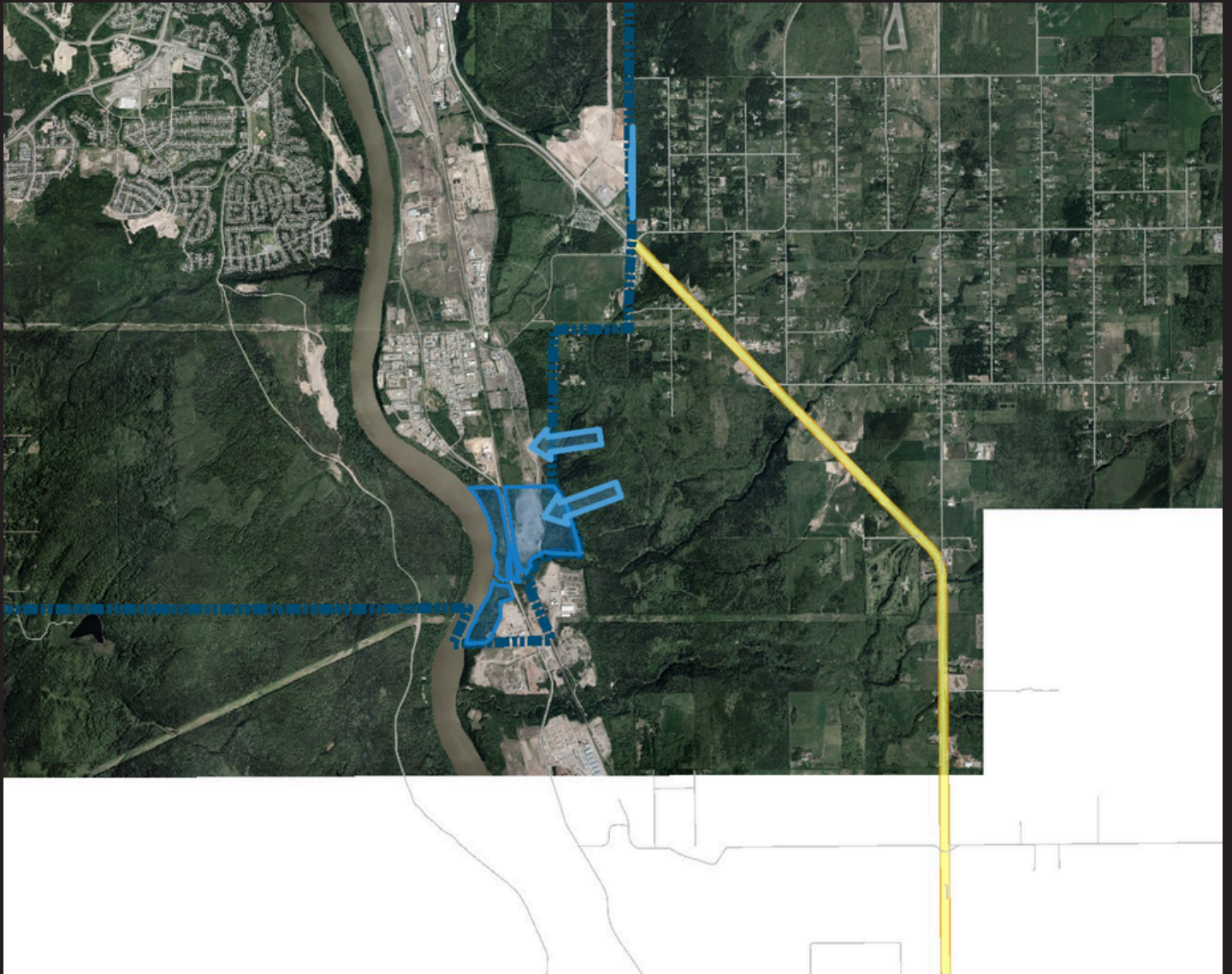
Property Features

- Over 300 acres of land
- Excellent access off either Willow Cale Rd or the end of Northern Crescent
- Ideal for large industrial development or developing into smaller industrial lots.

PROPERTY PHOTOS



LOCATION MAP



LAND DESCRIPTION

LEGAL DESCRIPTION

Parcel 1 Identifier: 014-996-952

Legal Description: THAT PART OF THE SOUTH EAST 1/4 OF DISTRICT LOT 751 CARIBOO DISTRICT LYING EAST OF PLAN A227

Parcel 2 Identifier: 027-985-032

Legal Description: LOT 1 DISTRICT LOTS 752, 1565 AND 1566 CARIBOO DISTRICT PLAN BCP41694

REGISTERED OWNER

56848 BRITISH COLUMBIA LTD., INC.NO. BC1436620
1400 - 1199 WEST HASTINGS ST
VANCOUVER, BC
V6E 3T5

ZONING

M5, M2, AF, AG

TAXES

\$35,106.07



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Clint Dahl is a Prince George area expert, offering over 13 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, exceeding \$250 Million in value, earning him #1 Royal LePage sales status in the region and recognition among the Top 10 brokers in all of British Columbia in 2019.

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 off 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!

MOMENTUM
AND GROWTH



20,000
REALTORS®
coast to coast

INCREDIBLE REACH



60M
annual visits to
royallepage.ca

STRONG HERITAGE



100+
YEARS
of success in
Canadian Real Estate

VOICE OF CANADIAN
REAL ESTATE



MOST QUOTED
real estate brand
with over
7.6B
media impressions*

CULTURE
OF GIVING BACK

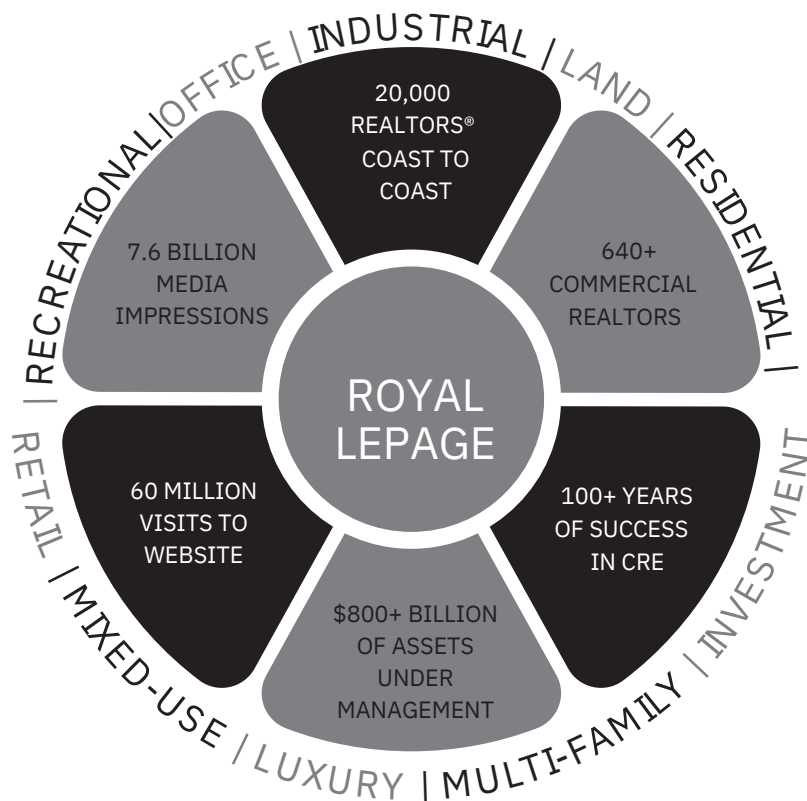


Royal LePage
Shelter Foundation
has raised
\$41 MILLION†

ROYAL LEPAGE COMMERCIAL

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 20,000 REALTORS®
- Commercial analytics, marketing & communications and collaboration.
- Expertise in commercial sales, leasing, sale of business, industrial, agricultural, land development, multi-family and specialty use.



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