

FOR SALE | RETAIL
5155 DOMANO BOULEVARD
PRINCE GEORGE, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- **Development Site**
- **High Exposure Corner Location in the College Heights Neighbourhood**
- **Desirable Area Known for its Convenience, Major Big Box Stores and Essential Shops & Services**
- **Most In-Demand Residential Area in Prince George**

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PRINCE GEORGE, BC

Site Size

15,159 SF (0.348 acres)
Regular shape, generally level

Features

- ▶ College Heights neighbourhood
- ▶ Northeast corner location of Domano Boulevard & McGill Crescent
- ▶ Holding income as a gas station, car wash and C-Store operation until June 2027
- ▶ Development site
- ▶ Regular shaped land parcel
- ▶ Highway commercial zoning
- ▶ Full municipal services

Zoning

C6 (Highway Commercial)
permitting a variety of highway oriented commercial uses.

Property Taxes

\$16,824.11

Asking Sale Price

\$1,370,000.00

Demographics	1.5 km
Population	8,142
Median Age	37.5
Households	3,088
Avg Household Income	\$155,122

Source: Environics Analytics 2025 Estimate



Location

High exposure makes this a very corner desirable site in the Upper College Heights Neighborhood of Prince George, BC. Located on the north side of Domano Boulevard, east of Highway 16W. Commercial uses are predominant along Domano Boulevard, west of the subject is a strip plaza and south are several retailers such as KFC, Dairy Queen, Save-On-Foods, Shoppers Drug Mart and many more. Its central position in the region, means it also shares boundaries with Walmart to the west, and the balance of SmartCentres Prince George to the north which includes numerous national retailers such as Canadian Tire, The Home Depot, and Mark's Work Wearhouse.

Seven kilometres southwest of downtown Prince George this neighbourhood features some of the newest developments in the city, boasts higher than average disposal income and is in close proximity to the University of Northern BC.

