

Summary

Dawson Creek - New Tokyo Sushi

1325 Alaska Ave, Dawson Creek, BC V1G 1Z4

- ❖ Business and Property Sale
- ❖ Year built : 1975
- ❖ Description : Restaurant
- ❖ Land size : 1.18 Acres, or 51139 sq ft
- ❖ Building storeys : 1
- ❖ Building area : 3696 sq ft

- ❖ Dawson Creek,

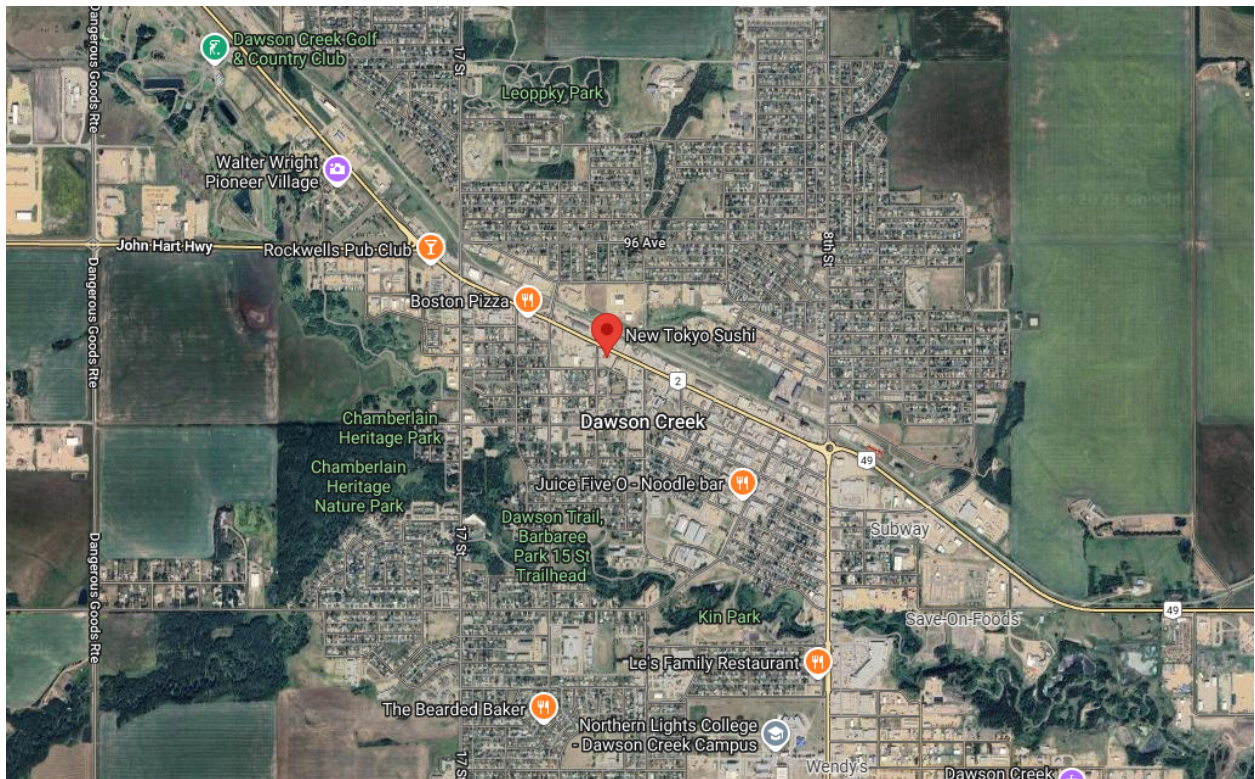
Located in northeastern British Columbia, Canada, is best known as the historic starting point of the Alaska Highway. With a population of approximately 12,500, the city serves as a regional service hub for surrounding agricultural and energy sectors, including oil, gas, and wind power. Its strategic location along key transportation routes makes it a vital link between British Columbia and northern Alberta. Dawson Creek offers a blend of small-town charm and economic opportunity, supported by solid infrastructure, a regional airport, schools, and healthcare facilities.

- ❖ **ASKING PRICE \$1,580,000 (Sale type : Asset sale)**

- ❖ FS Summary - **The financial statements can be provided upon receipt of a signed NDA**

	2022	2023	2024	3 year average
Sales				
Cost of Goods (-)				
Other income(+)				
Expenses(-)				
Amortization(+)				
Long Term Debt(+)				
Rent(+)				
NOI				
Asking Price				
Cap rate				





- ❖ Legal description and parcel ID LOT C, PLAN PGP4428, SECTION 15, TOWNSHIP 78, RANGE 15, MERIDIAN W6, PEACE RIVER LAND DISTRICT, PID: 013-680-889
- ❖ Legal description and parcel ID LOT B, PLAN PGP4428, SECTION 15, TOWNSHIP 78, RANGE 15, MERIDIAN W6, PEACE RIVER LAND DISTRICT, EXC PCL A (J14617) PID: 013-790-170
- ❖ Legal description and parcel ID PARCEL A, PLAN PGP4428, SECTION 15, TOWNSHIP 78, RANGE 15, MERIDIAN W6, PEACE RIVER LAND DISTRICT, (J14617) OF LOT B, PID: 013-790-188

DISCLAIMER

Jay Choi and Sutton Group - 1st West Realty have made every effort to ensure the accuracy of the information provided, including materials received from the seller and information gathered from many sources. However, they assume no responsibility for any inaccuracies in the material. Buyers are advised to conduct their own due diligence, in consultation with their lawyer, accountant, or other professionals, to verify all details thoroughly.

Last update : May 24, 2025

CONTACT THE LISTING AGENT

Jay Choi is a licensed realtor in British Columbia with nearly 20 years of experience, including 16 consecutive years ranked in the Top 10% of Greater Vancouver realtors. **In 2024, he was recognized as a Top 1% Commercial Realtor and received the Top 1% Legal Award at Sutton Group, RIFO.** A business school graduate, Jay also brings over a decade of experience as a financial advisor in the banking sector. He has successfully managed both commercial and residential transactions with a strong commitment to client satisfaction. Jay looks forward to delivering outstanding results with you and welcomes you to continue following his work.

JAY CHOI, BBA 최재동



Sutton Group - 1st West Realty
 #118-3030 Lincoln Ave
 Coquitlam, BC V3B 6B4
Cell: 604-790-1035
 Bus: 604-942-7211
 Fax: 604-942-2437
Email: choijaedong@gmail.com
 www.choijaedong.com



★ ★ ★

**DIAMOND MASTER
 MEDALLION CLUB**

2023

16 YEARS