

FOR SALE

Marcus & Millichap
MCEVAY | BLAIR
MULTIFAMILY GROUP

CAMBRIDGE ESTATES

11703 102 Street, Fort St. John, BC

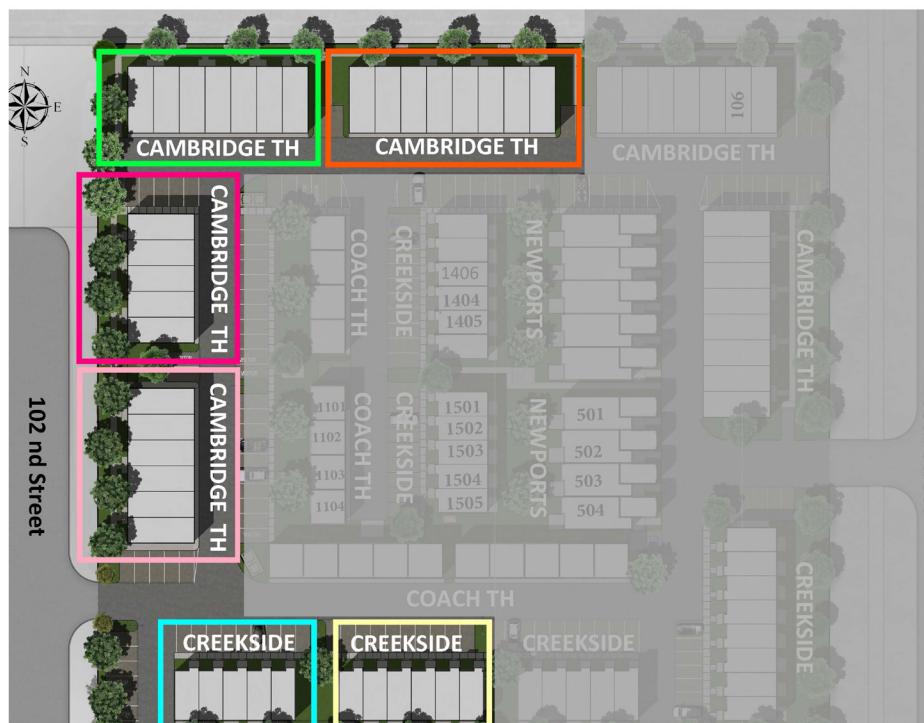
A Shovel-Ready Phased Townhouse Development Site in Fort St. John



Development Opportunity

The McEvay Blair Multifamily Group of Marcus & Millichap is pleased to present the opportunity to develop "Cambridge Estates" in Fort St. John. Located on the north end of the city in a residential neighbourhood, Cambridge Estates is a shovel-ready phased townhome site encompassing nearly 69,000 total square feet. Several phases of the development have already been built out and sold with the remaining six stratified parcels of land now being offered to developers to build out the remaining 37 townhomes. Each of the six parcels can be built in phases with all architectural drawings and plans available. As the site has been partially built out, all deep services including storm, sanitary, and water service have been completed and are ready for development.

Potential Buildable Units



Salient Details

Civic Address
11703 102 Street,
Fort St. John, BC

PID
029-035-481

OCP Designation
HDR - High Density
Residential

Zoning
RM-3

Proposed Units
37 Townhomes
- 26 Three Bedroom | Two & One
Half Baths With a Tandem Garage
(1,522 sf)
- 11 Two Bedroom & Den | Two
Baths with Two Energized Parking
(1,031 sf)

Proposed Total Buildable sf
50,913 sf

Site Size
1.58 acres (68,825 sf)

List Price
Contact Listing Agents

Investment Highlights



Shovel ready
development site
encompassing a total
square footage of
68,825 square feet.



37 townhomes are
proposed for the site
with the option of a
phased approach to the
development where each
section of the strata can
be developed individually.
All architectural drawings
and plans are completed.



All deep services
including storm,
sanitary, and water
service have been
completed for the site.



Fort St John is serviced
by the North Peace
Regional Airport with
flights to Vancouver
taking 1.5 hours. Prince
George is a 5 hour
drive.

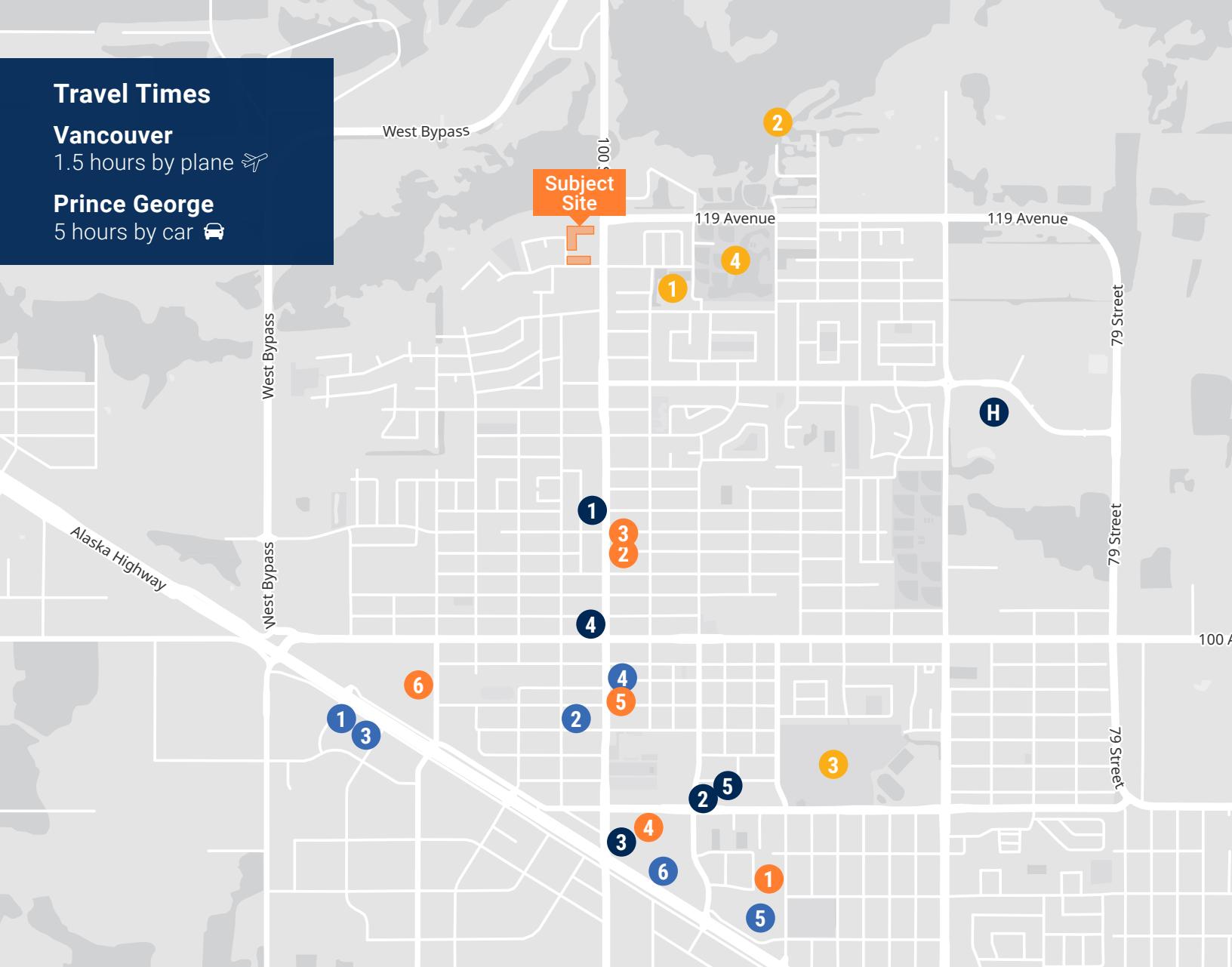
Travel Times

Vancouver

1.5 hours by plane 

Prince George

5 hours by car 



Amenities

Cafes/Bakeries

1. Tim Hortons
2. Blenz Coffee
3. Starbucks
4. Farmhouse On Main
5. Cobs Bread Bakery

Shopping/Services

1. Walmart Supercentre
2. Save-On-Foods
3. Shoppers Drug Mart
4. Safeway
5. No Frills
6. Home Hardware

Dining/Entertainment

1. Popeyes
2. Mighty Peace Brewing Co.
3. Triple O's
4. Browns Socialhouse
5. Mr. Mikes Steakhouse
6. Montana's BBQ & Bar

Schools/Recreation

1. Bert Ambrose Elementary
2. Fish Creek Forest
3. Toboggan Hill Park
4. Kin Park

 Fort St. John Hospital

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