

FOR SALE

Marcus & Millichap
MCEVAY | BLAIR
MULTIFAMILY GROUP

CAMBRIDGE ESTATES

11703 102 Street, Fort St. John, BC

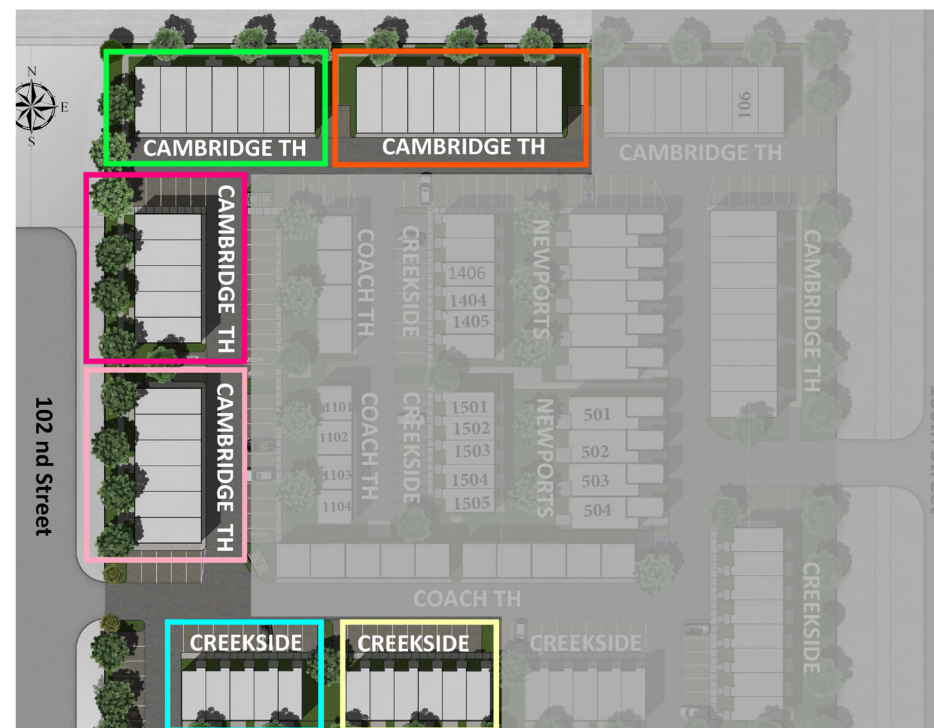
A Shovel-Ready Phased Townhouse Development Site in Fort St. John



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.

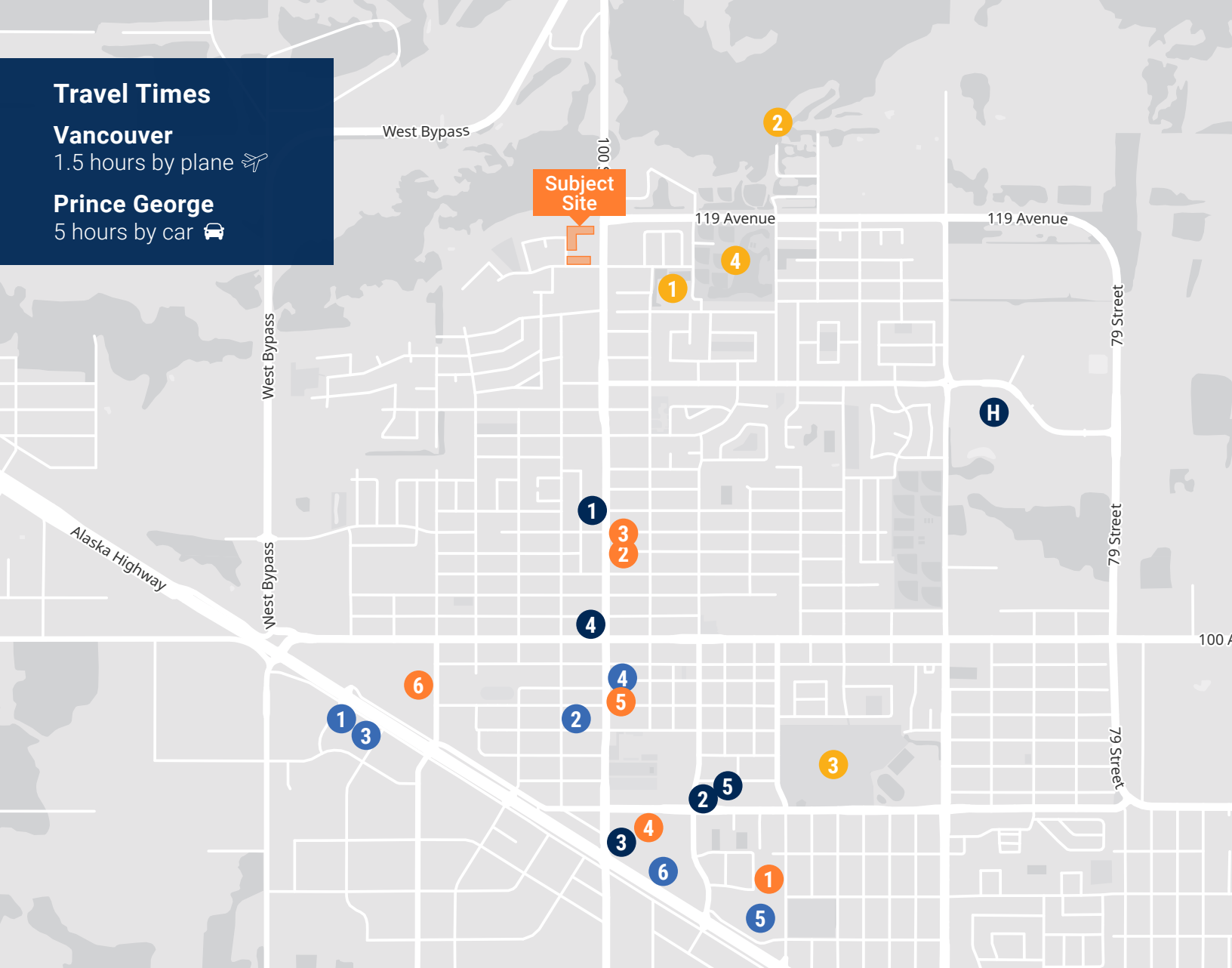
Travel Times

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
- H** Fort St. John Hospital

James Blair

Personal Real Estate Corporation
Senior Vice President
(604) 790-7089
JBlair1@MarcusMillichap.com

Patrick McEvay

Personal Real Estate Corporation
Senior Vice President
(604) 789-0720
PMcEvay@MarcusMillichap.com

Adam Herman

Personal Real Estate Corporation
Senior Associate
(604) 652-3016
AHerman@MarcusMillichap.com

Sunil Suvarna

Senior Associate
(778) 772-5133
SSuvarna@marcusmillichap.com

Marcus & Millichap MCEVAY | BLAIR MULTIFAMILY GROUP

MBMultifamily.com
1100 -1111 West Georgia Street
Vancouver, BC V6E 4M3

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