

FOR LEASE

9503 & 9603 - 79 AVENUE,
FORT ST. JOHN, BC

**CUSHMAN &
WAKEFIELD**
Edmonton



19,800 SF on 7.56 Acres | Multiple Flexible Leasing Options.

PROPERTY DETAILS

Municipal Address: 9503 & 9603 - 79 Avenue,
Fort St. John, BC

Zoning: M1 - Light Industrial

Year Built: 2007

Site Size: ± 7.56 Acres | 329,314 SF

Gross Leaseable Area 5,000 SF ground floor office
5,000 SF second floor office*
3,800 SF storage space
6,000 SF mechanic shop
Approximately 6 acres (261,360
SF) of yard/additional land

*Second floor is currently tenanted
by Terus Construction (Owner)

OPPORTUNITY

Sale Price: Contact Listing Agent

Lease Rate: \$19.00/SF

Taxes: \$78,573.65 (2025)

Availability: Negotiable

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Jeff Drouin Deslauriers, SIOR*
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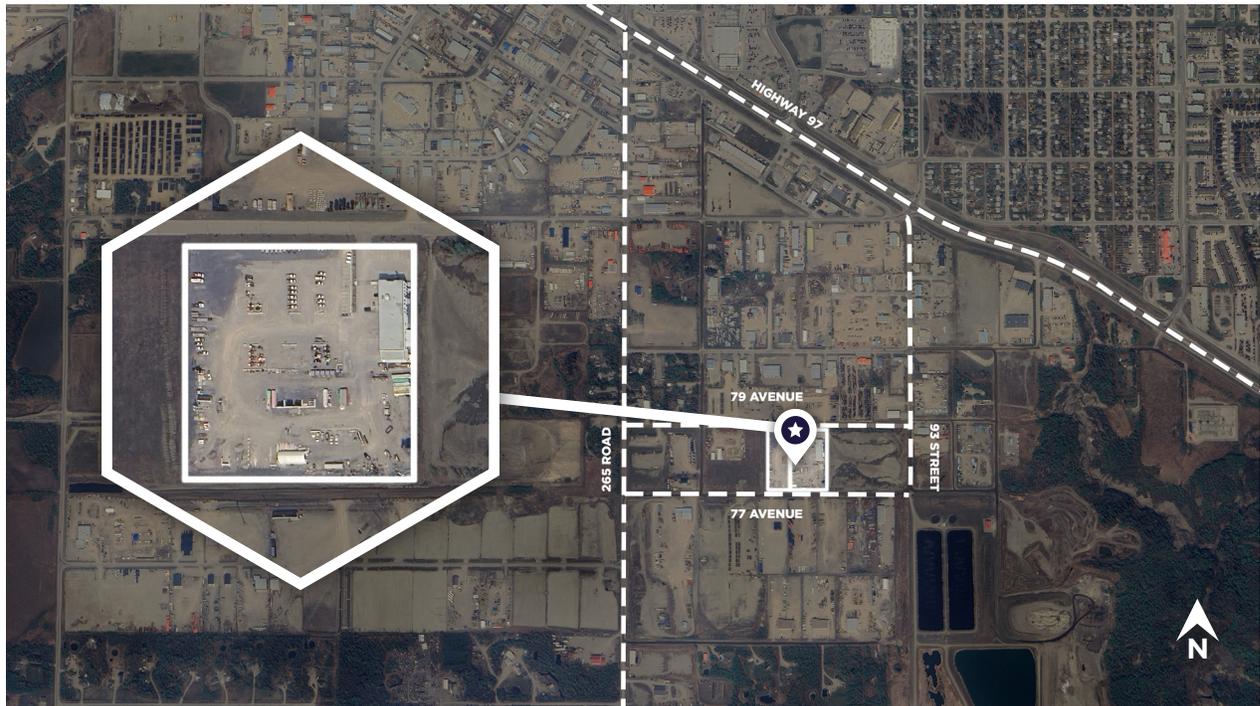
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PROPERTY PHOTOS



AERIAL



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