



REAL ESTATE OPPORTUNITIES



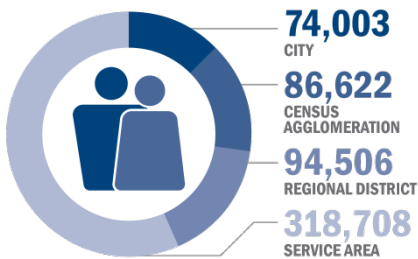
PRINCE GEORGE, BRITISH COLUMBIA

In 2019, Western Investor reported that Prince George was named the 2nd best city for real estate investment in Western Canada.

The city's skilled workforce and diversified business sectors offer a range of opportunities for new business investment across the expanding economy. As the largest city in the region of nearly 320,000 people, Prince George is the supply and service centre for business, industry, transportation, healthcare, education and culture.



By the Numbers



ANNUAL EMPLOYMENT
(2019)



SOLD

\$371,443
AVERAGE HOUSE PRICE

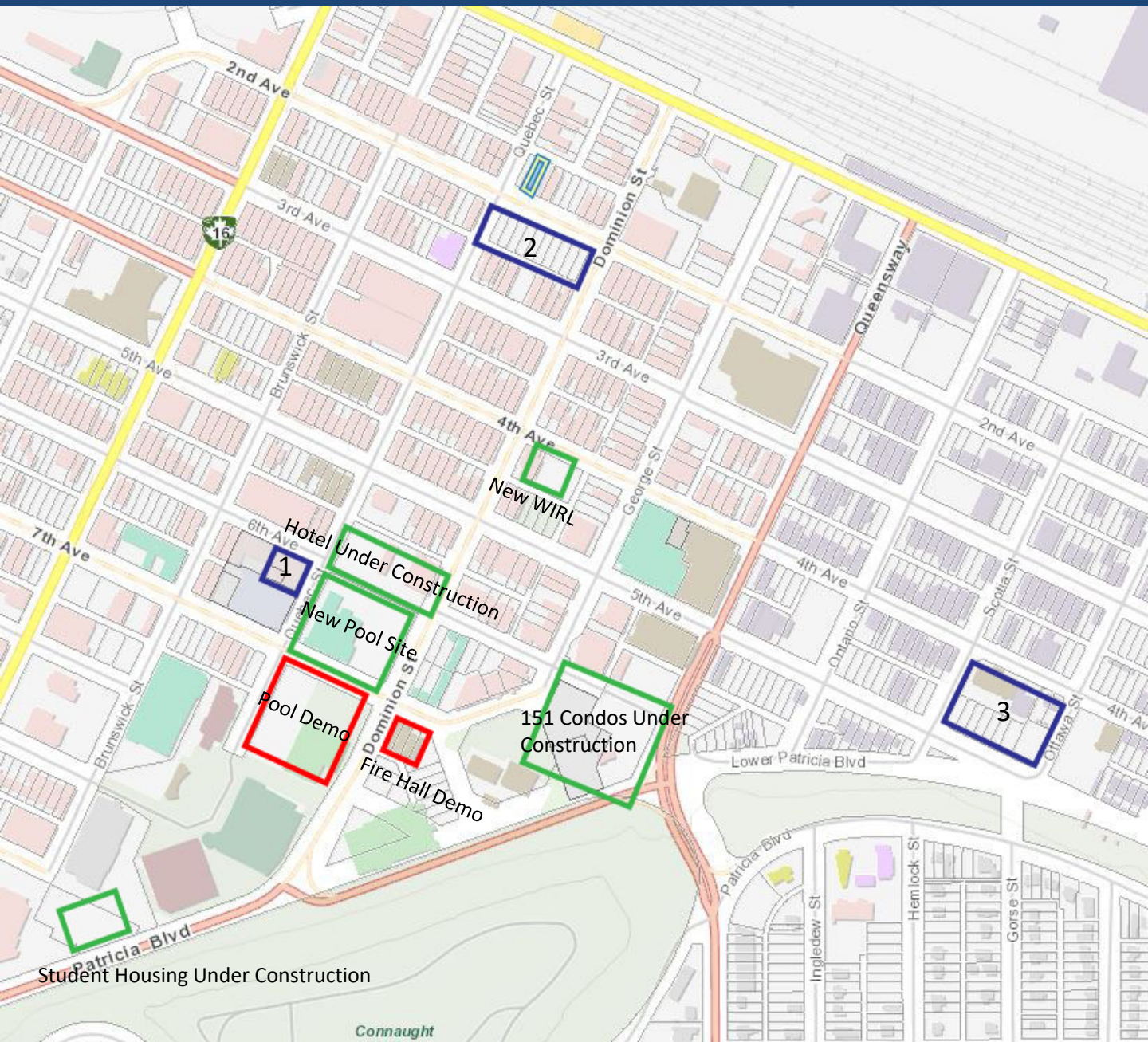
In 2019, the Prince George economy continued with its steady growth.



375 HOUSING STARTS



CITY OF PRINCE GEORGE – COMMERCIAL PROPERTIES



Downtown Prince George Properties

1. 605 Quebec Street (Underground Parkade)
2. 2nd Avenue & Victoria Street (Vacant Parking Lot)
3. 2nd Avenue & Quebec Street (Vacant Parking Lot)
4. 745 4th Avenue (Vacant Buildings with Secure Parking and Loading)

*Sale of City owned property is subject to Council approval

605 QUEBEC STREET

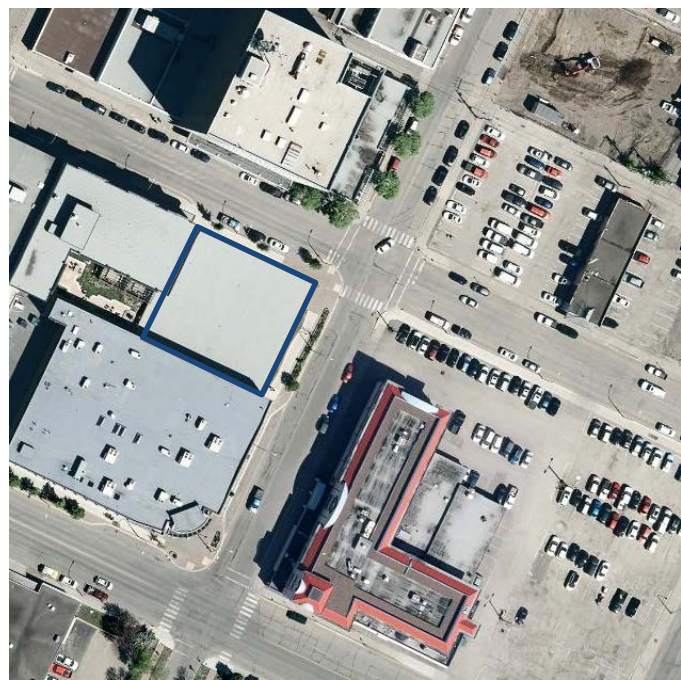
C1 DOWNTOWN COMMERCIAL

- This site is a 120 stall underground parkade owned by the City of Prince George.
- A multi-family complex is planned for development in the airspace above the parkade.
- Located across the street from the future pool site and within walking distance to a variety of shops and services.

Size: 0.22 acres (9,756 square feet)

Ownership: City of Prince George

Services: Must be verified by the purchaser



2nd AVENUE & QUEBEC STREET

C1 DOWNTOWN COMMERCIAL

- Zoned C1, which permits a variety of office, retail, housing and service uses.
- Situated in the Downtown Incentives boundary and Central Business District.
- Located within walking distance to a variety of local shopping, independently-owned and franchised restaurants, financial district and transit.
- This site is currently used for parking and contains no buildings.

Size: 0.75 acres (32,655 square feet)

Services: Must be verified by the purchaser

Ownership: City of Prince George

2020 Assessed Value: \$957,700



795 4th AVENUE

M1 LIGHT INDUSTRIAL

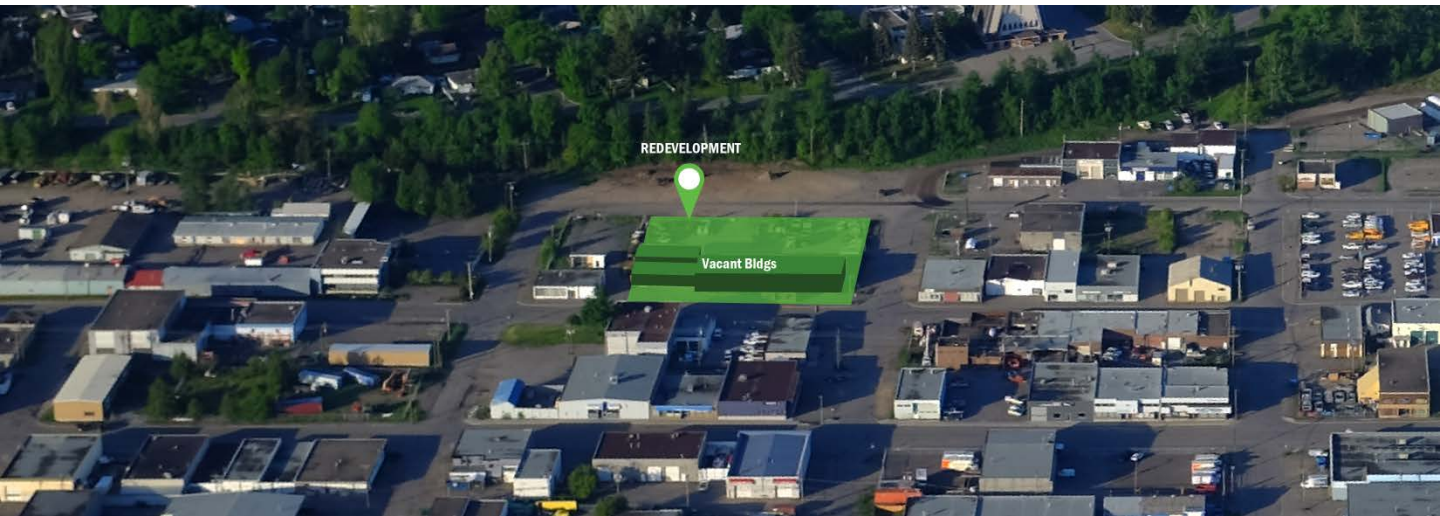
- Zoned M1, which permits a mix of business and light industrial uses.
- Located East of Queensway, within walking distance of the downtown core.
- 7,818 sq ft building with 4 overhead doors and 4,320 sq ft building on site.
- The site also includes a large paved parking area with a secure compound.

Size: 1.21 acres (52,709 square feet)

Services: Must be verified by the purchaser

Ownership: City of Prince George

2020 Assessed Value: \$560,000



For more information contact:



**CITY OF
PRINCE GEORGE**

City of Prince George Economic Development

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www.investprincegeorge.ca