

FOR LEASE

1240 - 1244 4th Avenue
Specialty Avenue



1240-1244 4th Avenue,
Prince George, BC

\$4,350/MONTH + NNN

Clint Dahl, PREC, REALTOR®
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Royal LePage Aspire, Brokerage
1625 4th Ave, Prince George, BC
Independently Owned & Operated

ROYAL LEPAGE
COMMERCIAL

PROPERTY OVERVIEW

Property Features

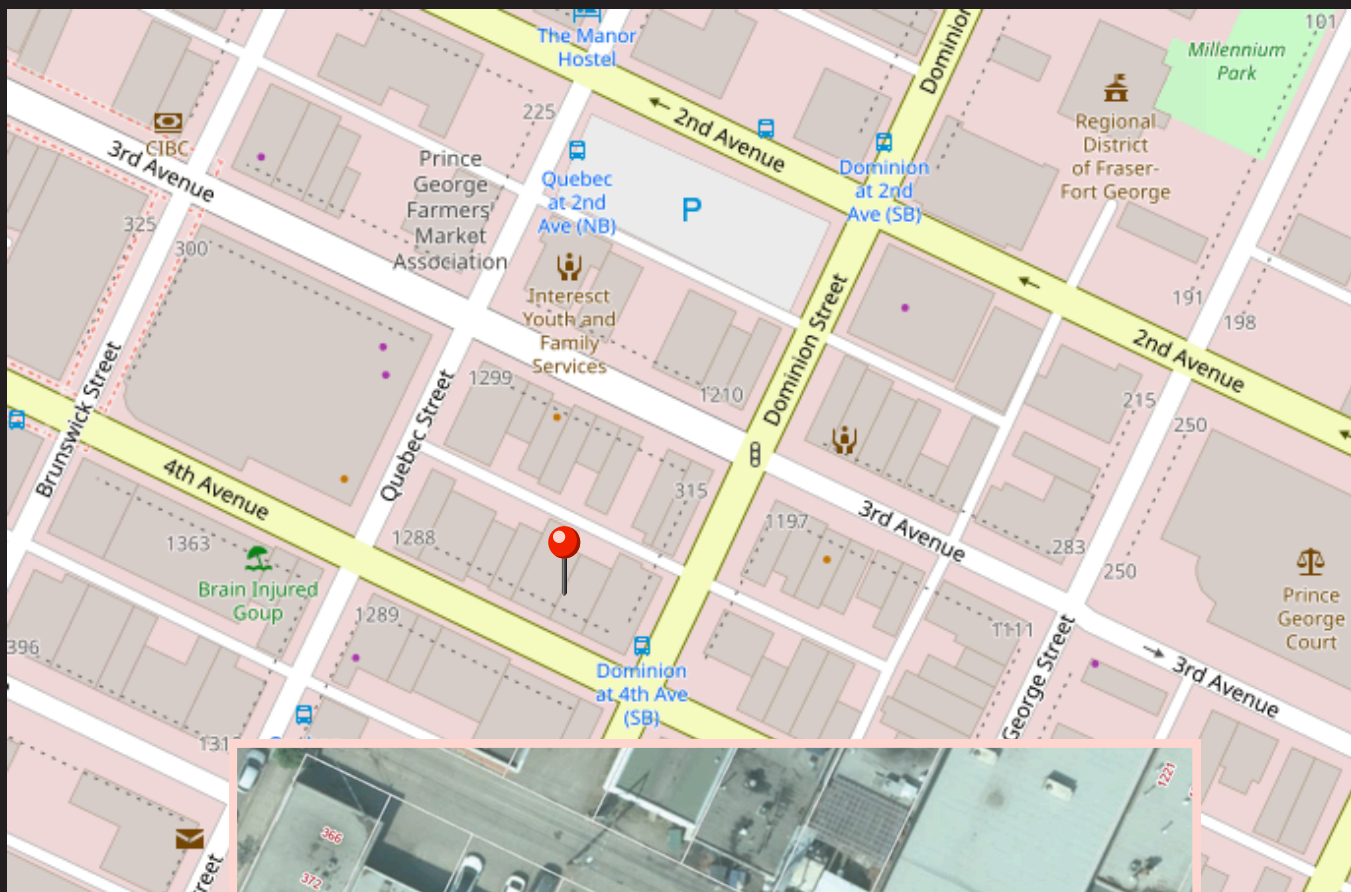
- Total space is 2,900 sq ft \$18.00 per sq ft plus \$7.00 NNN
- Monthly payments working out to \$4,350 and NNN working out to \$1,691.67 per month
- With 8 offices, 2 kitchens, and an open area.
- Extremely nice office space with building nicely updated and well maintained
- Lots of windows up front make it nice and bright
- 1 parking spot behind, 2 offsite parking stalls, and parkade just up the street.
- 600 sq ft garage/shop at the back that could also be leased.



PROPERTY PHOTOS



LOCATION MAP



LAND DESCRIPTION

LEGAL DESCRIPTION

Legal: Lots 13, 14, 15, Block 133, District Lot 343, Cariboo District
Plan 1268

PID # 007-784-058, 007-784-074, 007-784-085

ZONING and LAND USE CLASSIFICATIONS

C1 (Downtown)

EXECUTIVE SUMMARY

Type of Property	Multi-tenant commercial development
Dimensions and land area	North boundary 90' (Rear Lane) South boundary 90' (4th Avenue) East boundary 110' West boundary 110' Land Area 9,900 sf or 0.227 acre
Size of Building	Office/Restaurant 7,397 sf Warehouse 723 sf Gross area 8,120 sf
Date of Inspection	January 2nd 2025

CONSTRUCTION SUMMARY

Construction 1974
Date

Size Office/Restaurant 7,397 sf
Warehouse 723 sf
Total 8,120 sf

Electrical 400 ampere main breaker

Roof Torch on (2008)

Framing Post and beam. 8" concrete block exterior walls

Foundation Poured concrete

Heating Five gas fired furnaces

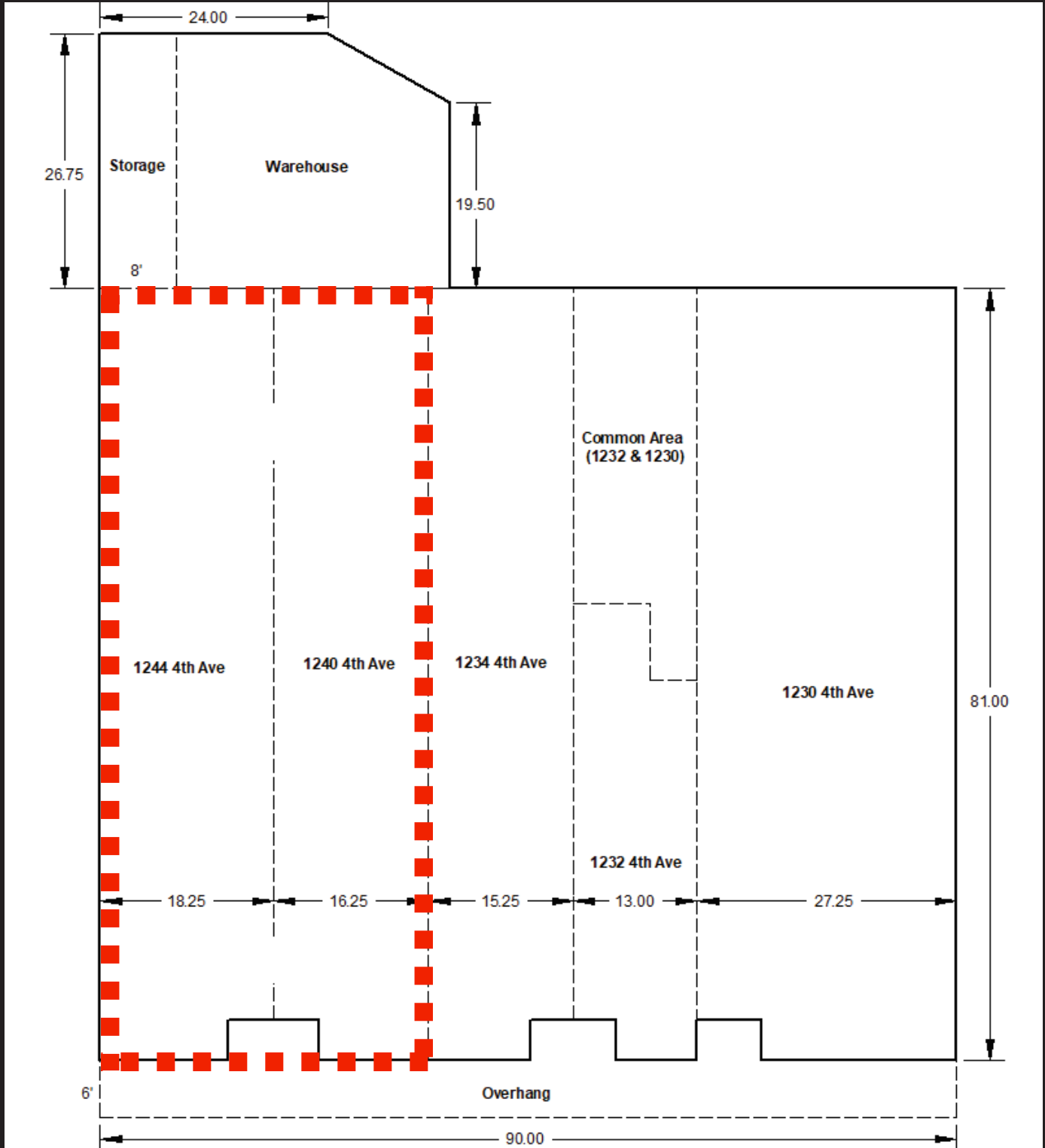
Air Roof mounted A/C units
Conditioning

Hot water Individual hot water tanks of varying sizes

CONSTRUCTION SUMMARY

Plumbing	Approximately six 2pc washrooms, one 3pc, one dishwasher, five single basins, one double basin, one commercial wash station, one commercial dishwasher with additional wash station
Interior walls and ceilings	Gyproc, T-bar, brick, ceramic tile and concrete
Windows	Twin seal units, metal sash
Exterior siding	Decorative stone trim and original decorative brick
Flooring	Carpet, laminate, ceramic tile & linoleum
Lighting	LED, fluorescent tubes, incandescent bulbs, pot lights
Extras	Asphalt parking at rear. Front canopy

IMPROVEMENTS DIAGRAM





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Clint Dahl is a Prince George area expert, offering over 15 years of relevant, firsthand real estate experience. He is a dedicated Commercial Real Estate professional providing his long-standing clients with exceptional resources and a best-in-class experience in Central and Northern BC. His areas of expertise include Industrial, Commercial, Vacant Land, Land Developments, Multi-Family and Retail Space. He serves and maintains strong and lasting relationships with his clients ranging from top Fortune 500 companies to small and upcoming businesses.

His deep understanding of the market and opportunities provides his clients critical advisory expertise across all asset types, including valuation for investment analysis, due diligence for office, industrial, retail properties and land transactions, feasibility and market rental studies, opinions of value and portfolio management. He has negotiated numerous lease and sale transactions continually ranked as one of the top producers including ranking 3rd in BC for 2024 and 8th Nationally in 2024 out of over 22,000 agents in the Royal LePage network.

Prior to joining Royal LePage Commercial, Clint served as Chairman of the Board at Initiatives PG and was on the Board of Directors of the Prince George Chamber of Commerce, both dedicated to the economic development of the Prince George area. Clint has earned top honors as a Royal LePage professional for the past 5 years including a 10-year Service Excellence Award. He studied at the College of New Caledonia. Dedicated to continued learning, he is currently completing his Certified Commercial Investment Member (CCIM) designation. Clint lives in Prince George with his wife and their 4 children. On their leisure time, they can be found on horseback, taking part in Cattle Penning competitions (frequently called “cow chasing”).

What others say about him:

“He knows how to keep deals together when things start coming of the rails”

“Understands how to work with municipalities and governing bodies to push projects forward”

“I welcome his ability to be able to get creative and think outside the box when needed in putting deals together”

“I appreciate his straight forwardness. He has talked me out of a few deals that in hindsight, I am really glad he did”

CLINT DAHL

About Us

Leverage Royal LePage Commercial's incredible growth & market presence!

Royal LePage Commercial professionals meet criteria for knowledge, experience and performance, providing credible, quality representation you can rely on. They engender a culture of collaboration where knowledge, information and resources are developed and discreetly shared between large urban centres and smaller markets, coast-to-coast.

This partnership mentality is further extended to their respected industry associates, all with the goal of collaborating to meet unique client needs. Whatever your Commercial Real Estate need, Royal LePage Commercial delivers – wherever you are, or wherever you need to be!

Royal LePage: A brand that stands for high-quality service.

For 110 years, Royal LePage REALTORS® have been helping Canadians buy and sell their homes and supporting the communities where they live and work.

MOMENTUM AND GROWTH



+20,000

REALTORS®
coast to coast

INCREDIBLE REACH



royallepage.ca

60

MILLION
annual visits/year*

STRONG HERITAGE



110

YEARS
of success in
Canadian real estate

THE VOICE OF CANADIAN REAL ESTATE

#1
+7.6

BILLION
media impressions†

We are the
MOST QUOTED
real estate brand!

A CULTURE OF GIVING BACK



\$41

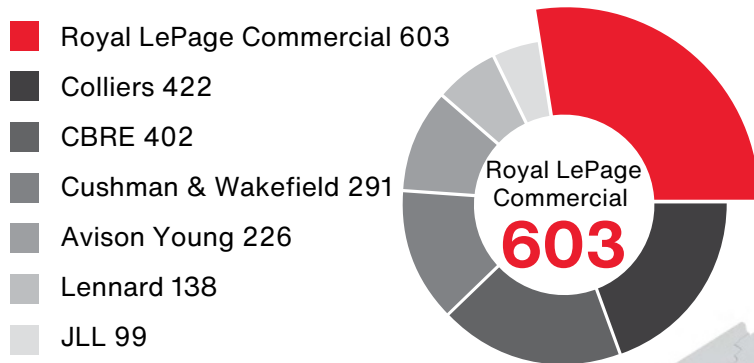
MILLION
raised for the
Royal LePage
Shelter Foundation‡

ROYAL LEPAGE COMMERCIAL

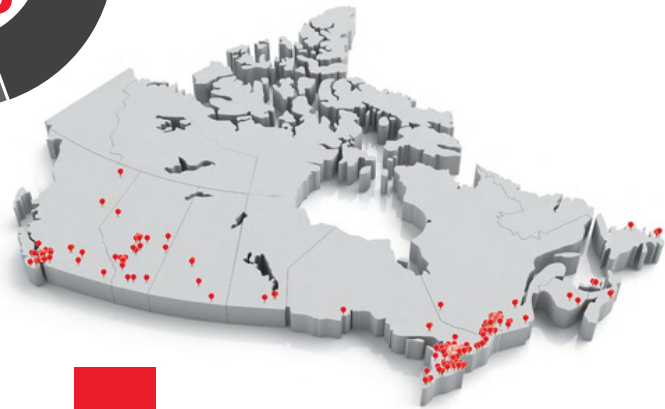
The Royal LePage Commercial Advantage

- LePage Commercial REALTORS® understand the commercial real estate landscape, have access to a national professional referral network, and provide their clients with sound, expert advice. They are committed to delivering the results you need.
- The largest and fastest growing commercial brokerage in Canada with over 500 REALTORS®
- Commercial analytics, marketing & communications and collaboration.
- Expertise in commercial sales, leasing, sale of business, industrial, agricultural, land development, multi-family and specialty use.

Number of brokers*



170 locations across Canada



Growth percentage†

