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8316 Alaska Rd
Fort St. John, BC

Salient Details

Property Address

8316 Alaska Rd
Fort St. John, BC V1J 5L6

PID

030-335-027

Legal Description

Lot A, Plan EPP75301,
Section 29, Township 83,
Range 18, Meridian W6,
Peace River Land District

Zoning

Highway Commercial (C-4)

Year Built

2011

Building Size (Approx.)

13,000 SF

Site Size

1.52 Acres

Ceiling Height

24.5 feet to bottom of the roof
trusses

Lease Type

NNN

Base Rate

\$22.00/SF

Asking Price

\$4,200,000

8316 Alaska Rd

Fort St. John, BC

Opportunity

NAI Commercial is pleased to present a freestanding industrial property for sale or lease at 8316 Alaska Road, Fort St. John, BC. This versatile facility is ideal for highway-commercial operations, featuring ample yard space, prominent visibility from Highway 97, and excellent access via Alaska Road North. Zoned C-4 Highway Commercial, the property supports a wide range of uses, including oilfield sales and services, warehousing, vehicle sales and servicing, professional offices, and more. Offered as either a triple net lease or sale, this opportunity provides users with a streamlined leasing arrangement while taking full advantage of the location's flexibility and functionality.

The Property

The property offers approximately 13,000 square feet of space, including a well-finished 2,400 square foot office and a 10,600 square foot warehouse, situated on a 1.517-acre site. The warehouse features impressive ceiling heights of 24.5 feet to the bottom of the roof trusses and 29 feet to the ceiling, providing excellent clearance for industrial operations. It is equipped with four 16' x 16' overhead doors (one at the front and three at the rear), a fully paved front yard, and a securely fenced perimeter. With high-quality industrial construction, municipal utilities, and excellent exposure along Alaska Road North with visibility from Highway 97, the building is designed to accommodate a wide range of industrial and highway-commercial uses.

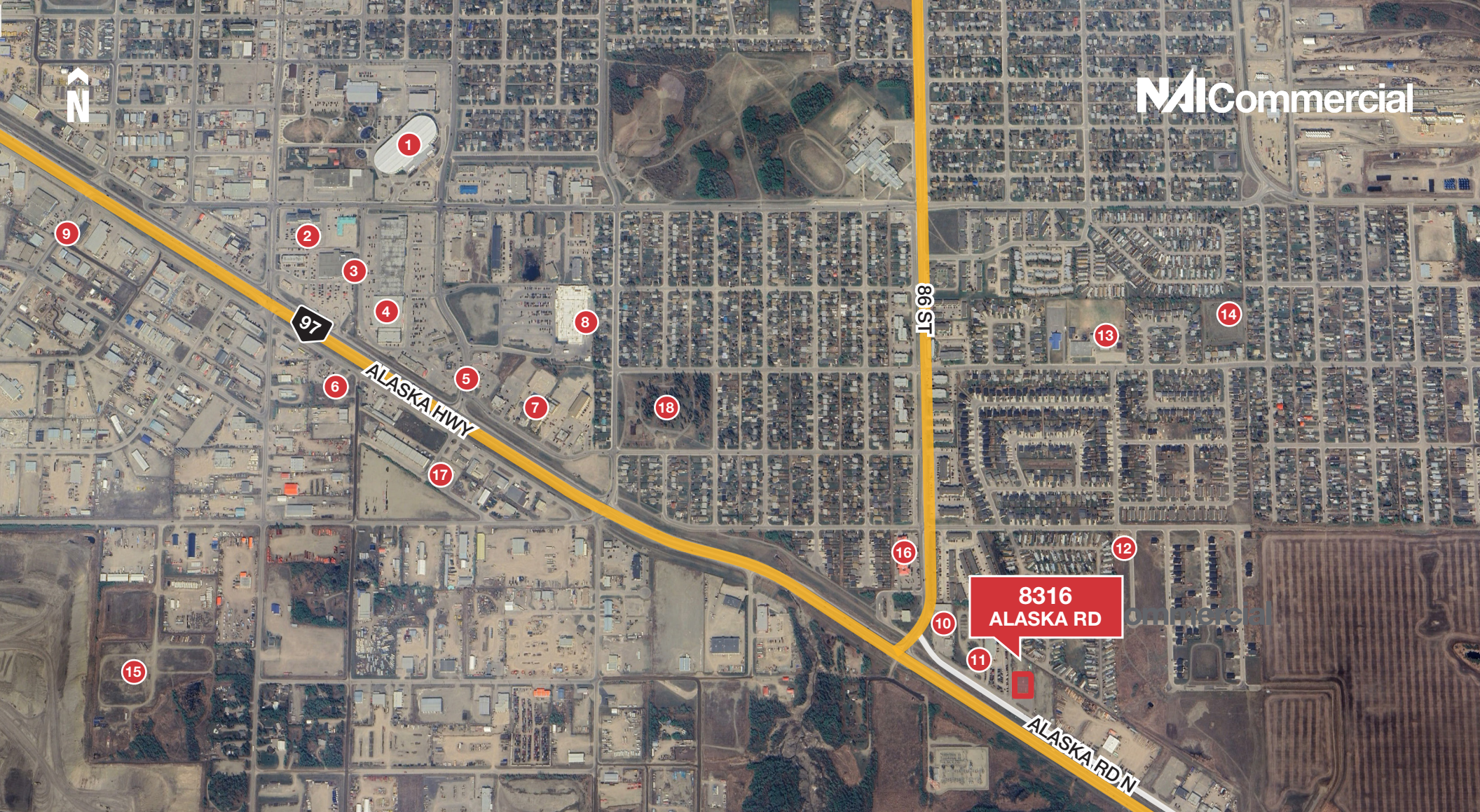
Location

Fort St. John is the economic and service hub of Northeastern British Columbia, with a population of approximately 21,000 residents and a regional service area of more than 69,000 people. Its economy is strongly rooted in the oil and gas industry, particularly natural gas development in the prolific Montney Formation, while also benefiting from forestry, agriculture, hydroelectric power, and construction. Strategically located along Highway 97 (the Alaska Highway) and served by the North Peace Regional Airport, the city offers excellent transportation connections to Alberta, Yukon, Alaska, and major Canadian centers. Combined with modern healthcare, education through Northern Lights College, and a range of community amenities, Fort St. John provides the workforce, infrastructure, and quality of life that make it a premier location for business investment and industrial operations.

Investment Highlights

- ▶ Exceptional visibility and front exposure to one of BC's key transportation corridors.
- ▶ Fully fenced site with abundant yard space.
- ▶ Freestanding building—ideal for customized tenant-fit design.
- ▶ Equipped with a 5-ton overhead crane (as available).
- ▶ Steel-frame construction providing strength and long-term durability.
- ▶ Metal roofing ensuring weather resistance and longevity.





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| <ul style="list-style-type: none"> 1. Pomeroy Sport Centre 2. Radisson Hotel Fort St. John 3. Safeway Fort St John 4. Totem Mall 5. Tim Horton's 6. Wendy's | <ul style="list-style-type: none"> 7. Holiday Inn Express Fort St John by IHG 8. Walmart Supercentre 9. Wholesale Club 107th Street 10. Howard Johnson by Wyndham Fort St. John 11. Fort City Chrysler Sales 12. Peace Country Mobile Home Park | <ul style="list-style-type: none"> 13. Duncan Elementary School 14. Duncan Cran Park 15. Fort St. John Motocross Track 16. Best Western Plus Chateau Fort St. John 17. ESSO Commercial Cardlock 18. Mathews Park |
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