



10123 95TH AVENUE | FORT ST. JOHN, BC

Motion Canada For Sublease

CENTURY 21.
Energy Realty

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LANDMARK

10123 95TH Avenue | Fort St. John, BC

LOCATION

This centrally located property offers prime visibility and convenient access from two sides—making it an excellent choice for service commercial use. With ample on-site parking, easy in-and-out access, and close proximity to the Alaska Highway and major traffic routes, this location checks all the boxes for visibility, accessibility, and functionality.

ZONING

The subject property is zoned C-4 (Highway Commercial). This zoning permits a wide range of uses including but not limited to: warehousing, wholesale, manufacturing, contracting, and retail use etc.

AVAILABLE SPACE

Building

4,400 SF

Comprised of

1,200 SF

Officeretail area

3,200 SF

Warehouse

IMPROVEMENTS

- \$80,000 in new pavement and exterior upgrades
- Torch-on roof, 2017
- Hot water tank, 2023
- General maintenance completed as required

LEASE RATE

\$15.00 /SF Main Floor

ADDITIONAL RENT

\$4.07 /SF

Estimated for 2025

SUBLEASE TERM

Available immediately
and expires
November 30, 2027

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