

FOR LEASE

3505 Pierrerooy Road,
Prince George, BC



Secure and versatile
industrial yard
opportunity

\$2,500 / Month

Clint Dahl, PREC*, REALTOR® 250.981.2070 |
clint@clintdahl.ca

Royal LePage® Aspire Realty, Brokerage
1625 4th Ave, Prince George, BC
Independently Owned & Operated

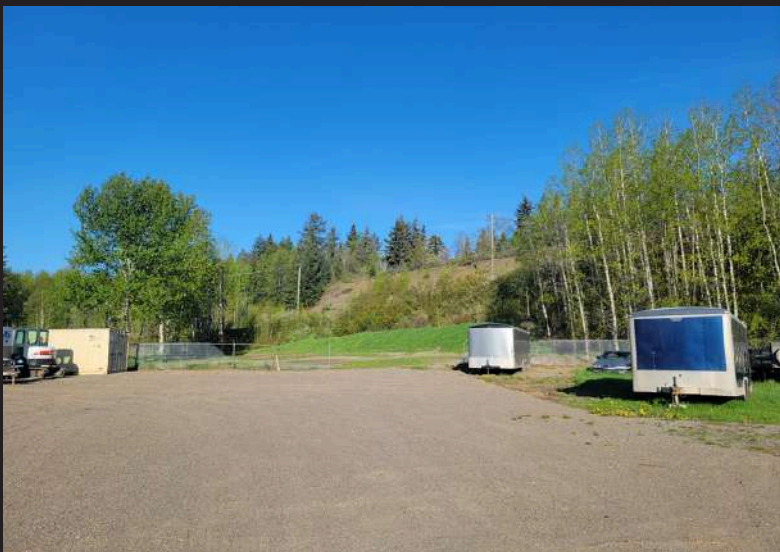
* PREC - Personal Real Estate Corporation

PROPERTY OVERVIEW

Property Features

- 0.5 acre flat and usable industrial yard
- Fully fenced with secure gated access
- 320 sq ft office space with washroom
- 320 sq ft office space with washroom
- Zoned C6 – Highway Commercial
- Ideal for storage, contractors, or light industrial use
- Easy access location within Prince George
- Vacant and ready for immediate occupancy

PROPERTY PHOTOS

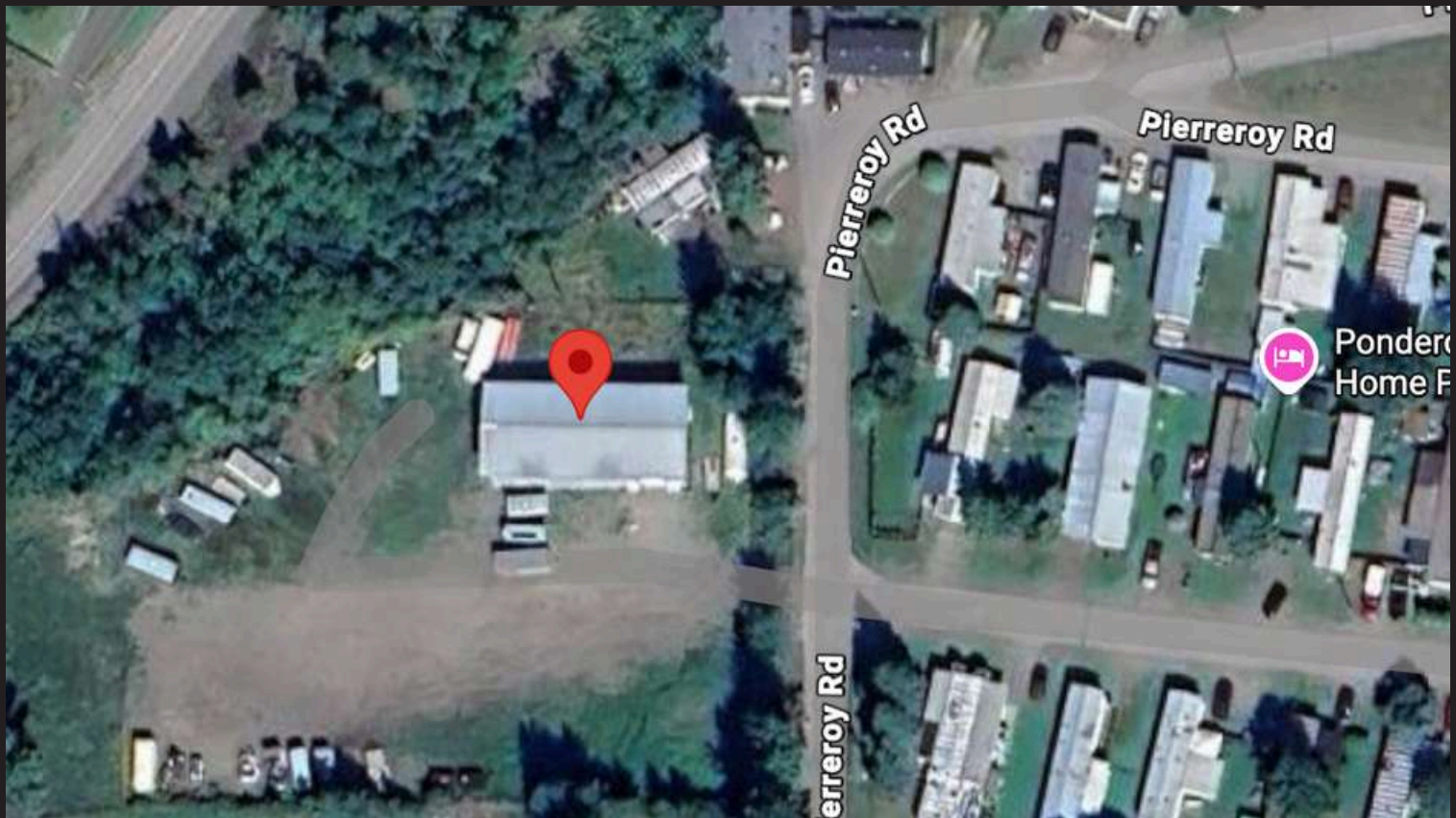


LOCATION MAP



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AERIAL VIEWS



LAND DESCRIPTION

PROPERTY IDENTIFICATION	
Civic Address	3505 Pierreroy Road, Prince George, BC
Legal Description	Parcel 1, Plan PGP34086, District Lot 925
PIDs	014-965-976
Site Size	0.5 Acres
Gross Building Area	320 sq ft
Zoning	C6

ZONING

City of Prince George Zoning Bylaw No. 7850, 2007 - CONSOLIDATED

C6

C6c

C6I

Bylaw 8974	11.6	C6, C6c, C6I: Highway Commercial	C6		
	11.6.1	Purpose The purpose of this zone is to provide for uses appropriate for some highway locations.			
Bylaw 9359	11.6.2	Principal Uses <ul style="list-style-type: none"> • auction, minor • brewery & distillery, minor only in C6I • building & garden supply • Community Care Facility, Major only on Lot 3, District Lot 754, Cariboo District, Plan 23130 • education, commercial • greenhouse & plant nursery • health service, minor • liquor primary establishment, minor only on Lot A, District Lot 1432, Cariboo District, Plan 26796 • office • parking, non-accessory • recreation, indoor • recycling centre, intermediate, only on Lots 21 and 22, District Lot 753, Cariboo District, Plan 8391 • recycling centre, minor • restaurant • retail, adult-oriented • retail, cannabis only in C6c • retail, convenience • retail, farmers market 	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> 11.6.2 Principal Uses (Continued) <ul style="list-style-type: none"> • retail, general • retail, liquor, only in C6I • self-storage facility • service, business support • service, financial • service, household repair • service, massage therapy • service, personal • service, pet grooming & day care • service station, major • service station, minor • vehicle rental, minor • vehicle repair, minor • vehicle sale, minor • vehicle wash, major • vehicle wash, minor • veterinary service, minor </td> <td style="width: 50%; vertical-align: top;"> 11.6.3 Secondary Uses <ul style="list-style-type: none"> • residential security/operator unit </td> </tr> </table>	11.6.2 Principal Uses (Continued) <ul style="list-style-type: none"> • retail, general • retail, liquor, only in C6I • self-storage facility • service, business support • service, financial • service, household repair • service, massage therapy • service, personal • service, pet grooming & day care • service station, major • service station, minor • vehicle rental, minor • vehicle repair, minor • vehicle sale, minor • vehicle wash, major • vehicle wash, minor • veterinary service, minor 	11.6.3 Secondary Uses <ul style="list-style-type: none"> • residential security/operator unit
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	11.6.4	Subdivision Regulations <ol style="list-style-type: none"> 1. The minimum lot width is 15.0 m. 2. The minimum lot area is 500 m². 			
	11.6.5	Development Regulations <ol style="list-style-type: none"> 1. The maximum site coverage is 50%. 2. The maximum height is 12.0 m. 3. The minimum front yard is 0.0 m. 			

ZONING

City of Prince George Zoning Bylaw No. 7850, 2007 - CONSOLIDATED

4. The minimum side yard is 0.0 m, except it is 3.0 m abutting an AR, RS, RT, RM, or Z7 zone.
5. The minimum rear yard is 0.0 m, except it is 3.0 m abutting an AR, RS, RT, RM, or Z7 zone.

11.6.6 Other Regulations

Bylaw 8256 Bylaw 9526	2. The maximum gross leasable floor area of a service, financial; retail or health service use in one tenancy is 280 m ² , except on a site designated Highway Commercial in Schedule 12. Future Land Use Plan in the Official Community Plan the maximum gross floor area of a retail use in one tenancy is 2,500 m ² .
Bylaw 8256	3. The maximum total gross leasable floor area of office and service, financial uses for any site is 1400 m ² .
Bylaw 8256	4. Outdoor use is not permitted except for retail, farmers market; service station; vehicle, sale; recycling centre, minor; restaurant; greenhouse & plant nursery; building & gardening supply; parking and loading, provided that all outdoor storage areas are enclosed by a screen.

5. The maximum lot area for outdoor retail farmers market is 100 m².
6. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.



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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 off 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.

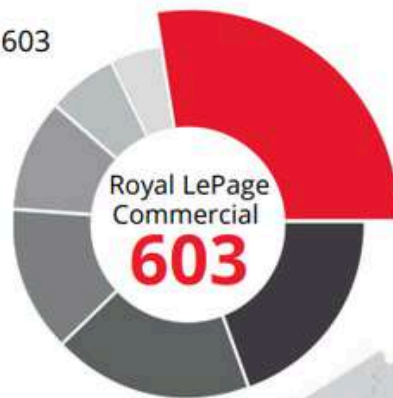
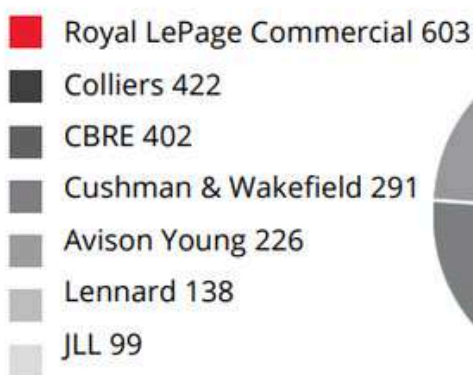
For 110 years, Royal LePage REALTORS® have been helping Canadians buy and sell their homes and supporting the communities where they live and work.

<p>MOMENTUM AND GROWTH</p>  <p>+20,000 REALTORS® coast to coast</p>	<p>INCREDIBLE REACH</p>  <p>royallepage.ca</p> <p>60 MILLION annual visits/year*</p>	<p>STRONG HERITAGE</p>  <p>110 YEARS of success in Canadian real estate</p>	<p>THE VOICE OF CANADIAN REAL ESTATE</p> <p>#1 +7.6 BILLION media impressions†</p> <p>We are the MOST QUOTED real estate brand!</p>	<p>A CULTURE OF GIVING BACK</p>  <p>\$41 MILLION raised for the Royal LePage Shelter Foundation‡</p>
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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†

