

FOR LEASE

1532 6th, Avenue



**UP TO 5000 SQ FT
MAIN FLOOR**

**BASE RENT \$18.50 P SF
NNN \$8.50 P SF**

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

PROPERTY OVERVIEW

Property Features

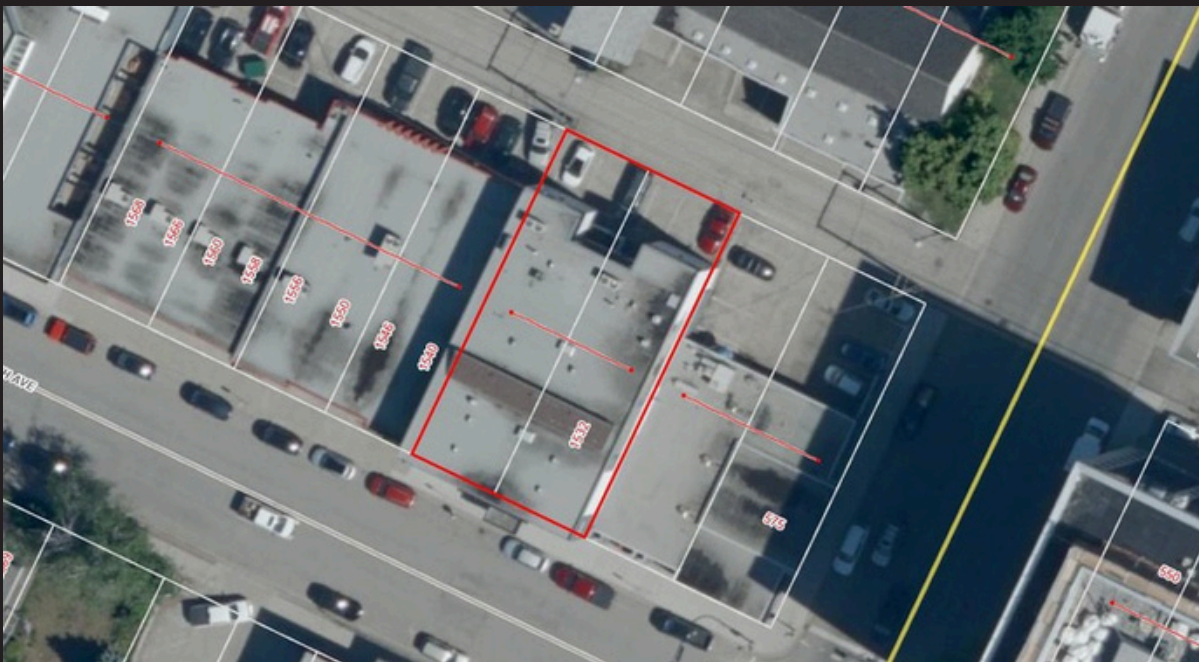
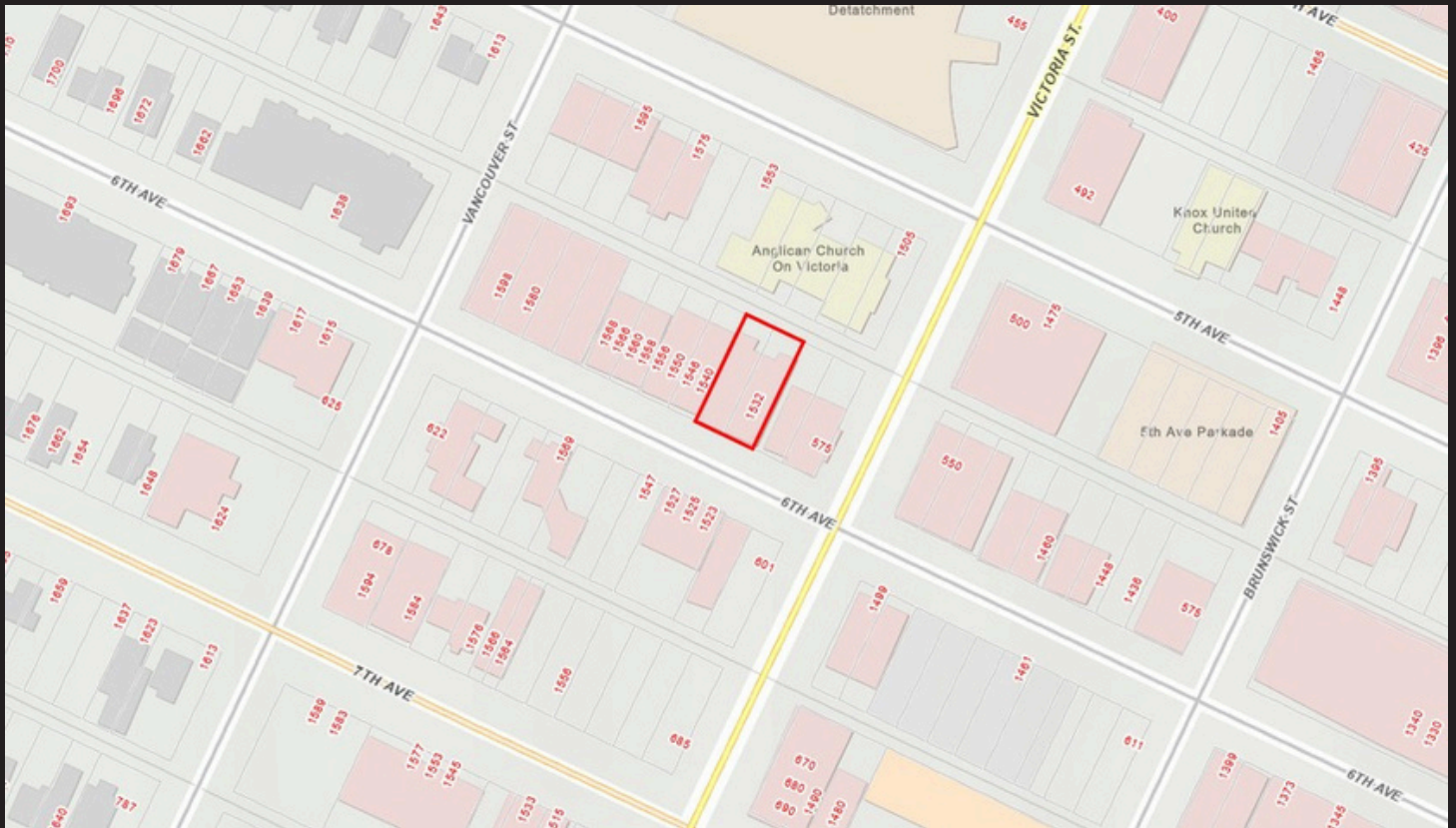
- Comprises two 30' x 110' lots for a total area of 6,600 sf.
- Two-storey concrete block building built in 1975.
- Can accommodate two or more users.
- Four exterior entrances.
- Each floor has two gas fired forced air furnaces with built in AC, and additional AC unit for upper-level server room.



PROPERTY PHOTOS



LOCATION MAP



LAND DESCRIPTION

LEGAL DESCRIPTION

Legal: Lot 15 & 16 Block 161, District Lot 343 Cariboo District

Plan 1268

PID # 012-968-773, 012-968-781

Title # CA4032356, CA4032357

BC Assessment roll number 26-226-00-03536.000

SERVICES

Paved road, telephone, hydro, natural gas. City water, sewer, and storm sewer. Cable for television or high-speed internet. Public transit, Handidart, police, and fire protection.

ZONING

C1 (Downtown)

CONSTRUCTION SUMMARY

Construction date	1975
Size	Main floor 5,136 sf Second floor 5,236 sf Gross area 10,372 sf Ext. storage 49 sf
Electrical	200 and 400 ampere
Roof	Torch on (2009)
Framing	Concrete block
Foundation	Poured concrete perimeter footings
Heating	4 forced air gas, electric baseboard

ZONING C1

Bylaw 8974	111	C1, C1c, C1l: Downtown			
	Purpose	The purpose of this zone is to provide for a mix of uses for the central business area of the city.			
		PRINCIPAL USES			PRINCIPAL USES CONTINUED
Bylaw 9417	1.112	<p>apartment hotel auction, minor boarding or lodging house</p> <p>brewery & distillery, minor only in C1l</p> <p>club</p> <p>community care facility, major</p> <p>community care facility, minor</p> <p>education, commercial education, higher</p> <p>emergency service entertainment, adult-oriented</p> <p>entertainment, spectator</p> <p>exhibition & convention facility</p> <p>greenhouse & plant nursery</p> <p>health service, minor</p> <p>hotel</p> <p>housing, apartment</p> <p>housing, congregate</p> <p>housing, row</p> <p>housing, stacked row</p> <p>library & exhibit</p> <p>liquor primary establishment, major only in C1l</p> <p>liquor primary establishment, minor only in C1l</p> <p>motel</p> <p>office</p>	Bylaw 9426	1.112	<p>parking, non-accessory</p> <p>recreation, indoor</p> <p>religious assembly</p> <p>restaurant</p> <p>retail, adult-oriented</p> <p>retail, cannabis only in C1c</p> <p>retail, convenience</p> <p>retail, farmers market</p> <p>retail, flea market</p> <p>retail, general</p> <p>retail, liquor, in C1l only</p> <p>service, business support</p> <p>service, dating or escort</p> <p>service, financial</p> <p>service, funeral</p> <p>service, household repair</p> <p>service, massage</p> <p>service, massage therapy</p> <p>service, personal</p> <p>service, pet grooming & day care</p> <p>service station, minor</p> <p>temporary shelter services</p> <p>transportation depot</p> <p>utility, minor</p> <p>vehicle rental, minor</p> <p>vehicle repair, minor only on lots abutting 1st Avenue (not including recreational vehicles)</p> <p>vehicle sale, minor only on lots abutting 1st Avenue (not including manufactured housing or recreational vehicles)</p> <p>vehicle repair, minor only on Lots 4-6, Block 21,</p>

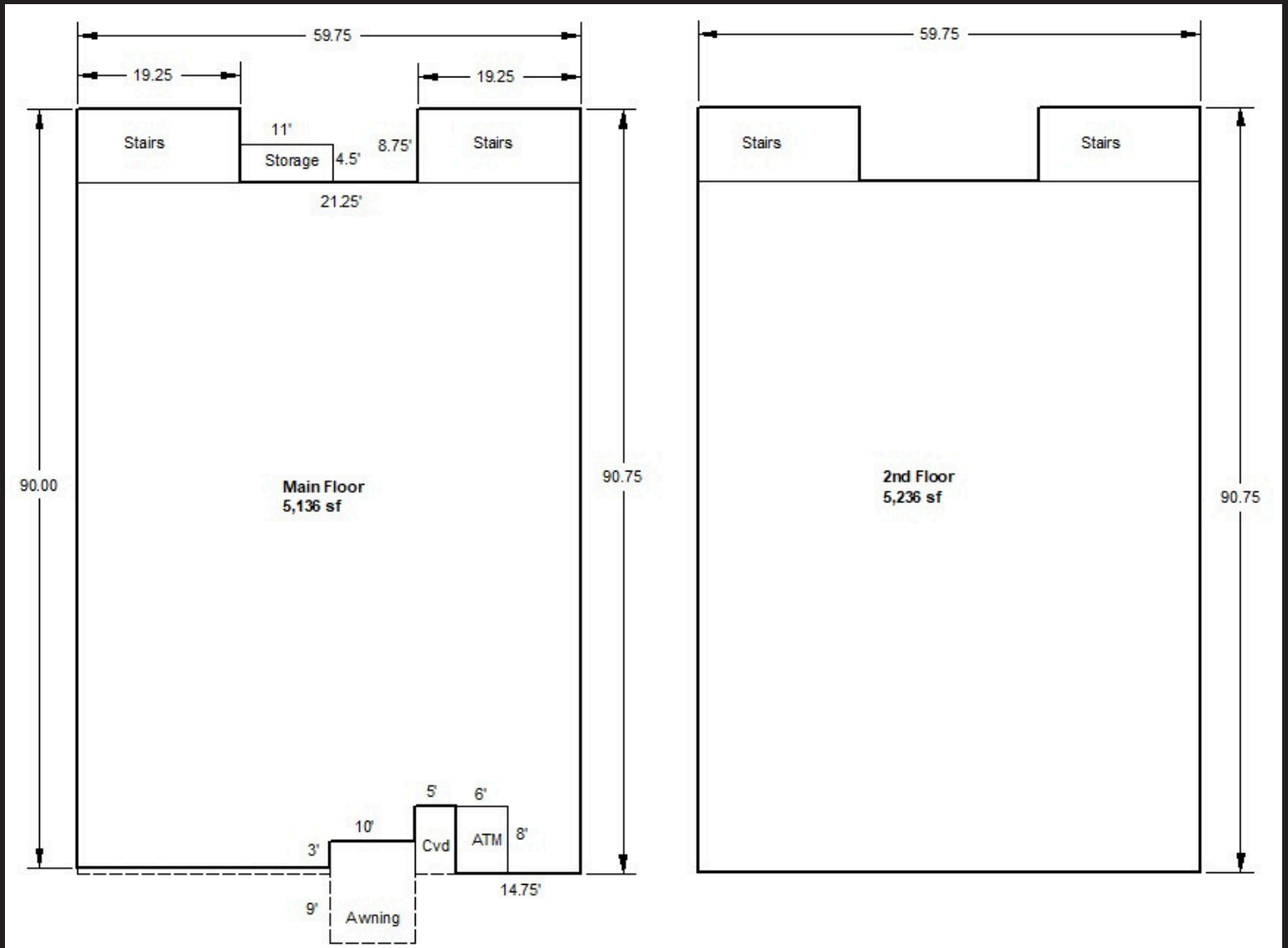
ZONING

	1.114	Subdivision Regulations 1. The minimum lot width is 4.5 m. 2. The minimum lot area is 135 m ² .
	1.115	Regulations 1. The maximum residential density is 280 dwellings/ha., except the
Bylaw 9388		1. maximum residential density is 80 dwelling units on the consolidation of Parcel A (N24555) of Lot 8 and Lots 9-10, Block 173, District Lot 343, Cariboo District, Plan 1268.
Bylaw 8256		2. The maximum site coverage is 100%. 3. The maximum height is 55.0 m. 4. The minimum front, side, and rear yard is 0.0 m
	1.116	<i>Other Regulations</i>
Bylaw 8256		1. Outdoor use is not permitted except for retail, farmers market; utility; vehicle, sale; vehicle, rental; restaurant; liquor primary establishment; greenhouse & plant nursery; service station, minor; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
Bylaw 8256		2. Outdoor liquor primary establishment patios have a maximum occupant load of 20 people. 3. 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.

CONSTRUCTION SUMMARY

Air conditioning	1 AC unit in server room. Each furnace has built-in AC
Hot water	108 L electric
Plumbing	2 pc, three 3 pc, two mop sinks, kitchen with dishwasher
Interior walls and ceilings	Gyproc, T-bar
Windows	Twin metal sash
Exterior siding	Painted concrete block with some metal siding at front, company signage
Flooring	Carpet tile, ceramic tile, vinyl
Lighting	Fluorescent tube, pot lights
Extras	Rear storage, awning, ATM room, six parking stalls, ceiling speakers, skylights, multiple exterior entrances, and security cameras.

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 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.

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110

YEARS
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Canadian real estate

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We are the
MOST QUOTED
real estate brand!

A CULTURE OF GIVING BACK



\$41

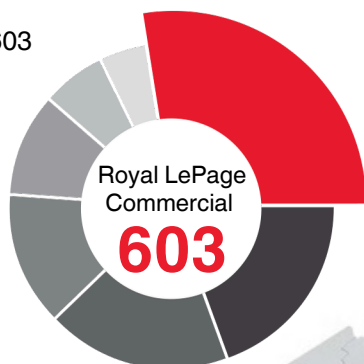
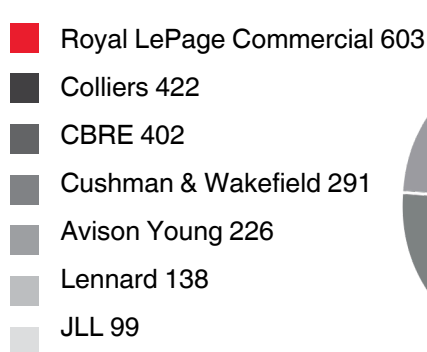
MILLION
raised for the
Royal LePage
Shelter Foundation‡

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†

