

ACTIVE
C8061125

Listing Date: **6/27/2024**
Expiry Date: **6/30/2025**
DOM: **0** Board: **N**
Orig. **\$1,999,990** Prev. Price: **\$0**

10107 94 AVENUE
Fort St. John - City SW
Fort St. John
V1J 1G4

For Sale **Industrial**
Industrial, Land Commercial

Price: **\$1,999,990**
Leased/Sold
Leased/Sold /



Zoning: **C4** Gross Prop Tax: **\$37,642.00** Tax Yr: **2024** Sale Type: **Asset or**
P.I.D.#: **012-635-073** Building/Complex Name:

An investment opportunity to own a fully leased warehouse and office space. The current lease runs till September 30th, 2029. This property is centrally located in the city of Fort St John, and within blocks of the Alaska Highway. This building has a fully equipped wash bay, with large sump. The building is also serviced with a large air compressor.

MEASUREMENTS:

Subj. Space Sq.Ft: **10,848** Space Avail for Lse:
Subj. Space Width Whse/Indust.Sq.Ft:
Subj. Space Depth: Office Area Sq. Ft: **2,288**
Land Size Sq.Ft: **61,179.00** Retail Area Sq. Ft: **8,560**
Land Size Acres: **1.41** Mezzanine Sq. Ft:
Acres Freehold: Other Area Sq. Ft:
Acres Leasehold: Main Resid. Sq.Ft:
Subj Prop Width ft.: **363.00** Min. Divisible Space:
Subj Prop Depth ft.: **168.40** Max. Contig. Space:

LEASE DETAILS:

Lease Type:
Lease Expiry Date:
Lse Term/Months:
Is a Sub-lease?:
Strata Fees/Month:
Seller's Int.: **Registered Owner**
Int. In Land: **Freehold**
First Nat.Res:
Occupancy:

NET / GROSS RENT

Basic Rent per Annum/SF:
Est. Additional Rent / SF:
Basic Rent per Month:
Est. Add. Rent per Month:
Basic Rent per Annum:
Gross Rent per Annum/SF:
Gross Rent per Month:
Gross Rent per Annum:

BASIC BUILDING & PROPERTY DETAILS:

of Buildings: **2** # of Docks: **0**
of Storeys: **1** # of Grade Doors: **3**
of Elevators: # of Loading Doors: **5**
Parking Spaces: Clear Ceiling Ht (ft): **16.00**
Year Built: **9999** Class of Space: **C**
Building **Office Building, Warehouse**
Potential to Redevelop? **Yes** Comments:
THIS ZONING HAS A LOT OF FUTURE POTENTIAL
Environ. Assess.Done? **No** Comments:

MULTI-FAMILY DETAILS:

of Bachelor Apts:
of Studio Apts:
of 1 Bdrm Apts:
of 2 Bdrm Apts:
of 3 Bdrm Apts:
of 4+ Bdrm Apts:
of Penthouse Apts:
Total # of Apts
of Other Units:
Total # of Units:
APOD Cap Rate

BUS/BWP & AGR DETAILS:

Major Business Type:
Minor Business Type:
Business Name (d.b.a.):
Bus. Oper. Since (yr):
Confidentiality Reqd:
Major Use Description:

LEGAL: LOTS 13, 14, 15, 16, 17, 18, 19 BLOCK 4 SECTION 36 TOWNSHIP 83 RANGE 19 WEST OF THE SIXTH MERIDIAN PEACE RIVER DISTRICT PLAN 7277 (012-635-006, 012-635-022, 012-635-031, 012-635-049, 012-635-057, 012-635-065)

REALTOR Over 8200 sq feet of warehouse space, with an additional 2200 sq ft of attached office. The building has a triple net lease in place, **REMARKS:** that nets \$162,000 annually.

DESIGNATED AGENT(S):

Ray Yenkana - PREC - CONTC: 604-614-7653
Royal LePage Little Oak Realty - OFC: 604-820-0555
ray@rayyenkana.com

APPOINTMENT INFORMATION:

Contact Listing REALTOR®, Touchbase

RAY YENKANA
604-614-7653

Virtual Tour:
Brochure:

Commission: **2%**

Seller/Landlord: **1203730 B.C. LTD.**

Sell Firms: 1.

2.

Buyer Agents:1

2.

3.

Sold Price Analysis

Class ...	Type ...	Area	ML #	Address	Original Price	Sold Price	Original Price %	DOM
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There are no results to show.

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V1J 1G4

For Sale
Industrial
\$1,999,990

Additional Property Types:
Industrial, Land Commercial

For Sale Price: **\$1,999,990**
Leased/Sold Date:
Leased/Sold Price: /



Zoning: **C4** Gross Prop **\$37,642.00** Tax Yr: **2024** Sale **Asset or Share**
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Basic Rent per Month:
Est. Add. Rent per Month:
Basic Rent per Annum:
Gross Rent per Annum/SF:
Gross Rent per Month:
Gross Rent per Annum:

GENERAL BUILDING AND PROPERTY DETAILS:

of Buildings: **2** Construction: **Wood Frame, Metal, Steel Frame**
of Storeys: **1** Roof: **Torch On** Power Type: **Three Phase**
of Elevators: HVAC: **Electric, Forced Air**
Parking Spaces: Building Type: **Office Building, Warehouse**
of Docks: **0** Amenities:
of Grade Doors: **3**
of Loading Doors: **5** Site Services: **Fully Serviced**
Class of Space: **C**
Year Built: **9999** Restrictions: **None Known**
Environmental Assess: **No** Comments:
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LISTING FIRM(S):

- 1. Royal LePage Little Oak Realty
- 2.
- 3.

PRESENTED BY:

Ray Yenkana - PREC - CONTC: 604-614-7653
Royal LePage Little Oak Realty
ray@rayyenkana.com
www.rayyenkana.com

