



www.clintdahl.ca

8 Bays in Strata Complex Available **905 Hart Highway**



Units 3, 4, 5, 7, 9, 10, 11

Each unit is 1100sq ft with Mezzanines

Asking \$67,900 each

Contact: Clint Dahl
Cell: 250-981-2070
E-mail: clint@clintdahl.ca



clint@clintdahl.ca
www.clintdahl.ca

Royal LePage
1625 4th Ave
Prince George, BC
V2L 3K2
ph 250-981-2070
fax 250-562-3986

905 Hart Hwy Prince George, BC

Opportunity

Great Location, easy access and high visibility from Hart Hwy!

8 units of this 12 unit complex are available. Each unit has 14ft Overhead doors and 16ft ceilings., mezzanines and a bathroom. Additional storage/parking space is allocated to each unit in the fenced compound.



Zoning: M2
Taxes: \$1200 each unit
Strata Fees: \$75/month
Potential Rental Market: \$850-950 each

Features:

Environmental Phase II Completed and Passed
Individual Gas Heat
Phase II Power
Southern Exposure

To set up an appointment to view this listing

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250-981-2070



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Tax Report - 905 HART Highway Unit# 8

Jurisdiction 226-PRINCE GEORGE - CITY OF **Roll Number** 9016314018 **Property ID** 004-855-299
Property Addr 905 HART HY Unit# 8
Municipality PG-CITY OF PRINCE GEORGE **Board Code** N
Neighborhood Area 856-LIGHT INDUSTRIAL-HART HWY
Sub Area
Gross Taxes \$1200.03 (2011) **More PID's**
Water Conn

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address **Owner(s) 2 Name & Address**
 ** NOT AVAILABLE **

2995 RIDGEVIEW DR
PRINCE GEORGE BC

V2K 3T5

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
PGS37	8		2440	05				
Legal Description	PL PGS37 LT 8 DL 2440 LD 05 LOT AS SHOWN ON FORM 1. ADDITIONAL LEGAL INFORMATION IS AVAILABLE							

Land & Building Information

Width	Depth	Lot Size 0.021 ACRES
Land Use		Actual Use STRATA LOT
BCA Description WAREHOUSE DISTRIBUTION		Zoning

Total Value Information

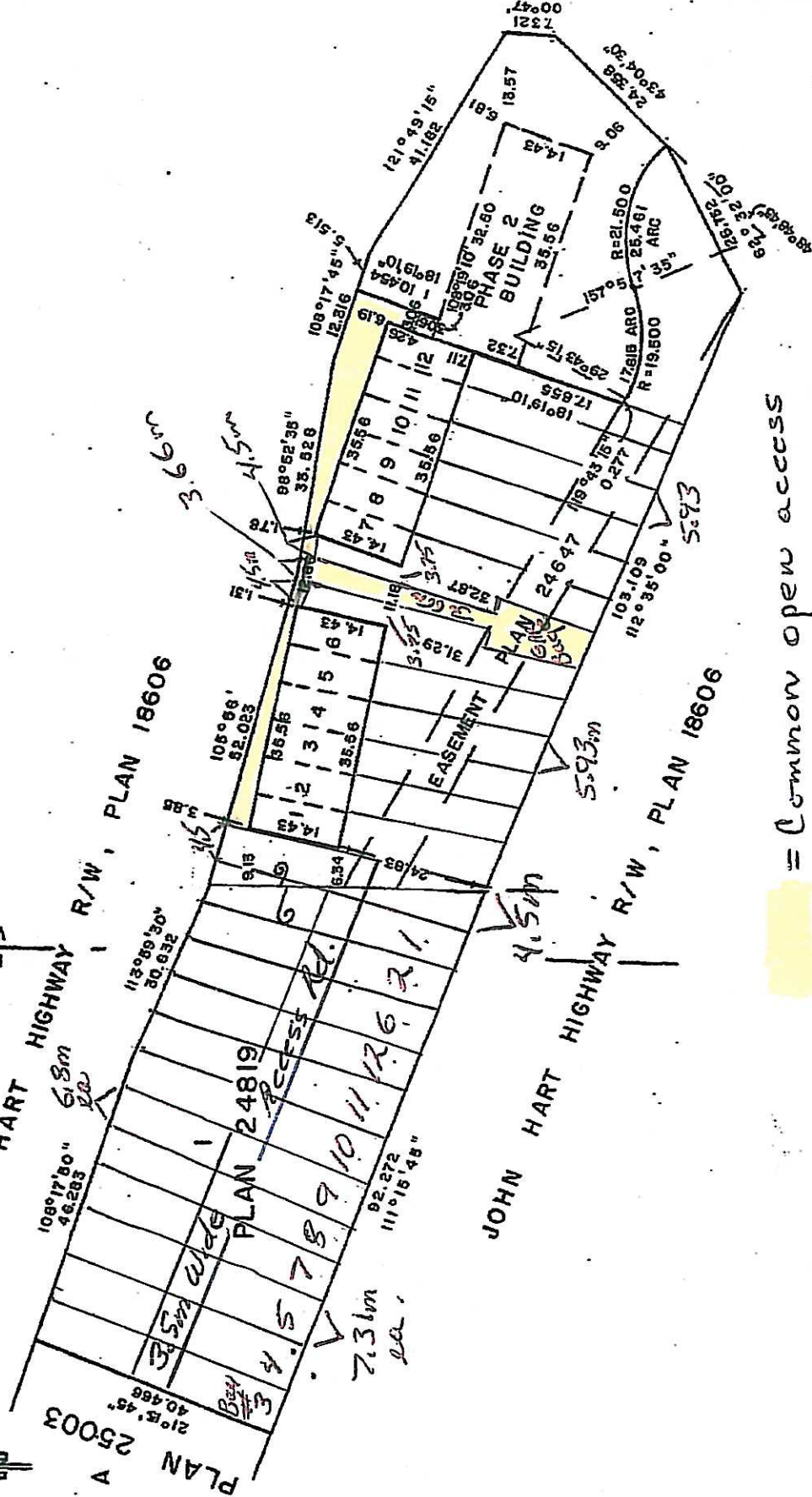
<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$32,800	Gross Land	\$32,800	Gross Land	\$32,800
Improvement	\$23,900	Gross Improve	\$23,900	Gross Improve	\$23,900
		Exempt Land		Exempt Land	
		Exempt Improve	\$-10,000	Exempt Improve	\$-10,000
Actual Total	\$56,700	Municipal Total	\$46,700	School Total	\$46,700

Sale History Information

Date	Price	Document #	Type pf Sales Transaction
06/01/2009	\$57,200	CA115281	MULTIPLE PROPERTY TRANSACTION
06/01/2003	\$34,900	BV238526	IMPRV SINGLE PROP CASH TRANSAC
11/01/2000	\$55,000	PP40143	IMPRV SINGLE PROP CASH TRANSAC

E. BDR. DL 157
W. BDR. DL 24

JOHN HART HIGHWAY R/W, PLAN 18606
61.8m
108°17'50" 46.285
113°06'50" 50.632



[Yellow shaded area] = Common open access

Civic address not available.

The address for service of documents on this Strata Corporation is:

C/O HOPE, HEINRICH, HANSEN
1598 - 6 TH AVENUE

THE ROYAL BANK OF CANADA
BY ITS LAWFUL ATTORNEYS

I hereby certify that the construction of the buildings situated on Lot 1, Plan 24819, District Lots 1574 & 2440, Cariboo District has been approved for Strata Plan development.
This 19 day of SEPT 1979

