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For Lease

Up to 35,000 Sq ft on 5.78 Acres



988 Great Street, Prince George



Royal LePage Prince George

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



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For Lease – 988 Great Street

Property Details

- Excellent access in and out of property
- 20' High ceilings
- Concrete Block Construction
- Highway Exposure
- Large lot
- Plenty of Parking
- Undergoing Extensive Renovations



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PG City South East (Zone 75) / BCR Industrial
988 GREAT ST, V2N 5R7

MLS#: N4505629

Active



Prop Type: Industrial	Land Size SF:	Zone/Province:
Tran Type: For Lease	Land Sz Acres: 0.00	Year Built:
Subject Space: 35,000	Lot Frntg FT:	Title Pulled:
# Storeys:	Lot Depth FT:	Tax Roll:
Footprint SF:		Gross Tax/Yr:
Occupancy:		Linc/PID#: 800-069-604
LndUse/Zoning: M2		
Complex Name:		

Tot Expenses:	Gross Income:	Net Income:
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LseTyp/SubLse: Net	Lse Op Costs/SF: \$0.00
Lse Measure:	Lse Term/Rem:
Lse Op Costs Inc:	Lse Ren Mo Prd:
	Lse Incentives:
	Lease \$/SqFt: \$8.50

Main Off SF: 3,700	Main Ret SF:	Main Wrhs SF: 32,000
Above Off SF:	Above Ret SF:	Above Wrhs SF:

Bldg Type: Manufacturing, Warehouse	Env Asmt Phs:	# Load Drs:
Construction: Concrete Block	Contig Space:	# Grade Drs:
RPR/Survey:	Ceiling Height:	# Dock Drs:
Poss Dt/Notes: / TBA	Ttl Prkg Spaces:	
Exclusion Exp:	Condo Fee:	
Restrictions:	Water Supply: Municipal	
Owner Interest: Freehold	Sewer Storm:	
Heating Fuel:	Sewer Septic: Municipal/Community	
Fire Protection:	Power Type:	
	HVAC:	

Reports Avail:

Amenities: Dock Loading, Outside Storage, Paved Yard, Secured Building, Secured Yard, Shared Yard, Yard Drainage, Fenced Yard

Site Services:

Site Influence: Fenced, Highway Frontage, Highway Access, Level Land, Paved Lot

Brochure URL:

Legal Desc:

Listing Firm: Royal LePage Prince George

Excellent building on 5.78 acre lot. 3700 sq ft of office space and 32,000 sq ft warehouse space with 20 ft high ceilings. Excellent highway visibility, lots or parking and excellent access. Building is currently undergoing renovations and upgrades. Excellent time to have it customized to your needs. Lots of options and there simply isn't space available like this anywhere in Prince George at this time!

12.2 M2: General Industrial

M2

12.2.1 Purpose

The purpose of this zone is to provide for a mix of business and light industrial uses.

12.2.2 Principal Uses

- animal shelter
- auction, major
- auction, minor
- building & garden supply
- contractor service, major
- contractor service, minor
- consulting, scientific & technical
- education, commercial
- emergency service
- equipment, major
- equipment, minor
- fleet service
- industry, light
- manufacturing, custom indoor
- outdoor storage
- parking, non-accessory
- railway
- recycling centre, intermediate
- recycling centre, major
- recycling centre, minor
- restaurant
- service, industrial support
- service station, major
- service station, minor

Bylaw 8330

12.2.2

Principal Uses (Continued)

- transportation depot
- truck or rail terminal, major
- truck or rail terminal, minor
- utility, major
- utility, minor
- vehicle rental, major
- vehicle rental, minor
- vehicle repair, major
- vehicle repair, minor
- vehicle sale, major
- vehicle wash, major
- vehicle wash, minor
- veterinary service, major
- veterinary service, minor
- warehousing & storage
- wholesale
- wrecking yard

12.2.3

Secondary Uses

- residential security/operator unit

12.2.4 Subdivision Regulations

1. The minimum lot width is 18.0 m.
2. The minimum lot area is 1,000 m².

12.2.5 Development Regulations

1. The maximum site coverage is 80%.
2. The maximum height is 12.0 m.
3. The minimum front yard is 3.0 m.
4. The minimum side yard is 0.0 m, except it is 3.0 m if it abuts a residential lot or a flanking street.
5. The minimum rear yard is 3.0 m, except it can be reduced to 1.2 m on a lane.

12.2.6 Other Regulations

1. A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing.

**Bylaw
8119**

2. **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.
3. The maximum height for any wrecking yard use, not enclosed within a building, is the height of the solid screen which surrounds it, but in no case shall the wrecking yard use be higher than 3 m above the natural grade.