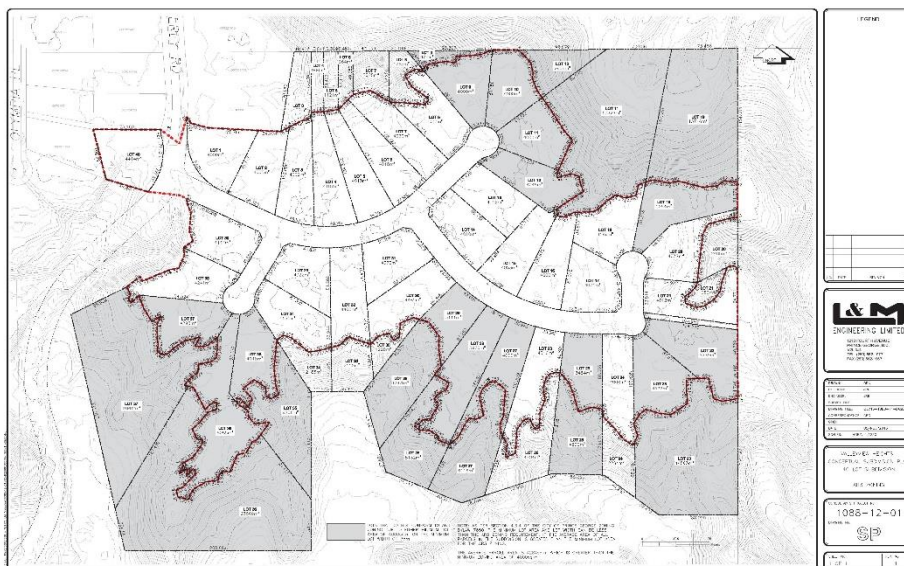




# Now Available For Sale

## Excellent Development Opportunity



**Develop 40-1 Acre fully serviced**

**Residential lots in desirable**

**Valleyview**

**\$1,150,000**

**Call Clint Dahl for Information**

**250-981-2070**



Royal LePage Prince George

[clint@clintdahl.ca](mailto:clint@clintdahl.ca)  
[www.clintdahl.ca](http://www.clintdahl.ca)

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



# For Sale – Monterey rd

## Property Details

**Legal:** DL4028 Part SE 1/4, Except Plan 26531

**PID:** 015-258-378

**Zoning:** RS2

**Size:** -- 150 Acres

**2016 Taxes:** \$6196.73

Opportunity to develop 40 - 1 acre lots in desirable Valleyview subdivision. Valleyview has always been considered one of the best neighborhoods in Prince George. These lots would be the premier building lots with amazing views and nothing but greenbelt surrounding them. This is a great opportunity to do a very nice development.



# **For Sale - Monterey rd**

## **Location – Prince George**

Located in the Hart area of Prince George, BC. Prince George is located in the centre of the Province of British Columbia and is a major transportation hub with intersections of major highways, rail and air routes. Prince George serves as the service centre for Northern BC, serving out West to Terrace, Kitimat and Terrace, up North to Dawson Creek, Ft St John, Ft Nelson and South to Quesnel, Williams lake.

There are 7 sawmills and 3 pulpmills who are the major forestry employers. Forestry has traditionally been the backbone of the Prince George area and we are witnessing a strong and vibrant industry with the growth of overseas markets such as Japan and China. Currently over 400 containers per month are being shipped to China, a significant increase over the past 5 years.

The Container terminal in Prince Rupert has brought further economic development to Prince George with CN's developing an Inland container port here which has seen significant growth over the past 5 years. The phase 2 and phase 3 expansion in Rupert will only further open up opportunities in Prince George.



# **For Sale - Monterey rd**

## **Location – Prince George continued**

The extension of the main runway at the Prince George Airport has hopes of attracting international air-freight traffic and possibly cargo transfer. The development of Boundary rd has created opportunity for a thriving logistics sector to be created.

Oil and Gas exploration is being conducted in the Nechako basin and Prince George is well positioned to service the pending LNG developments as well as tap into upstream LNG plays. The mining sector continues to grow with a new mine opening every year for the past four years. Prince George is the service and supply hub for all these economic activities and has created a large demand for trades people, and industrial properties.

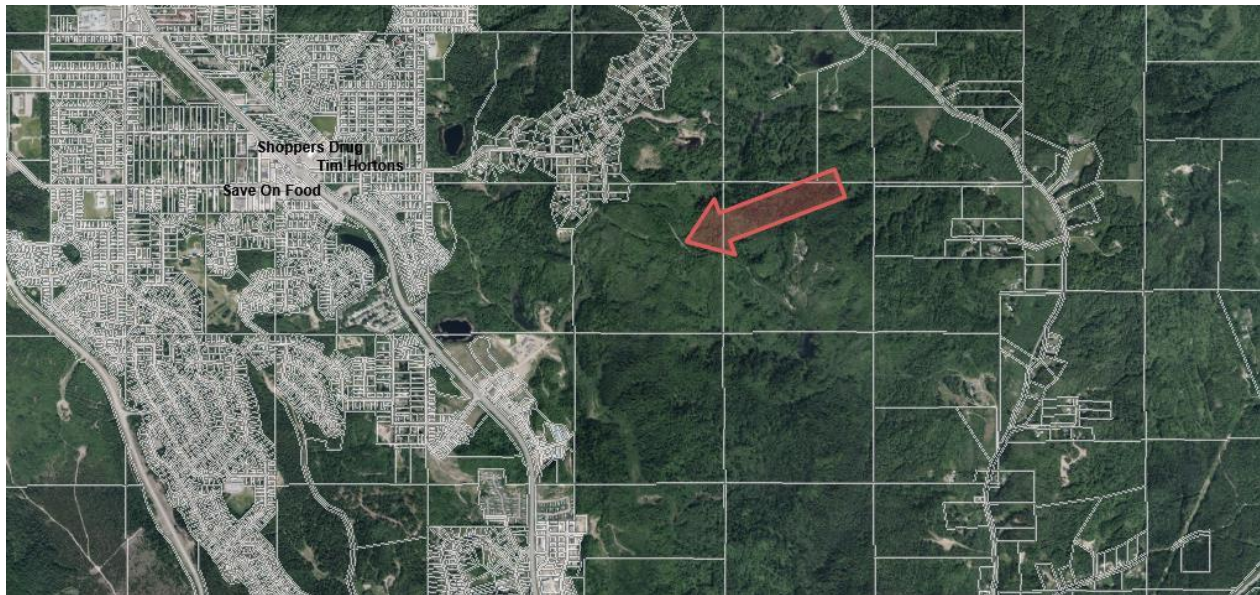
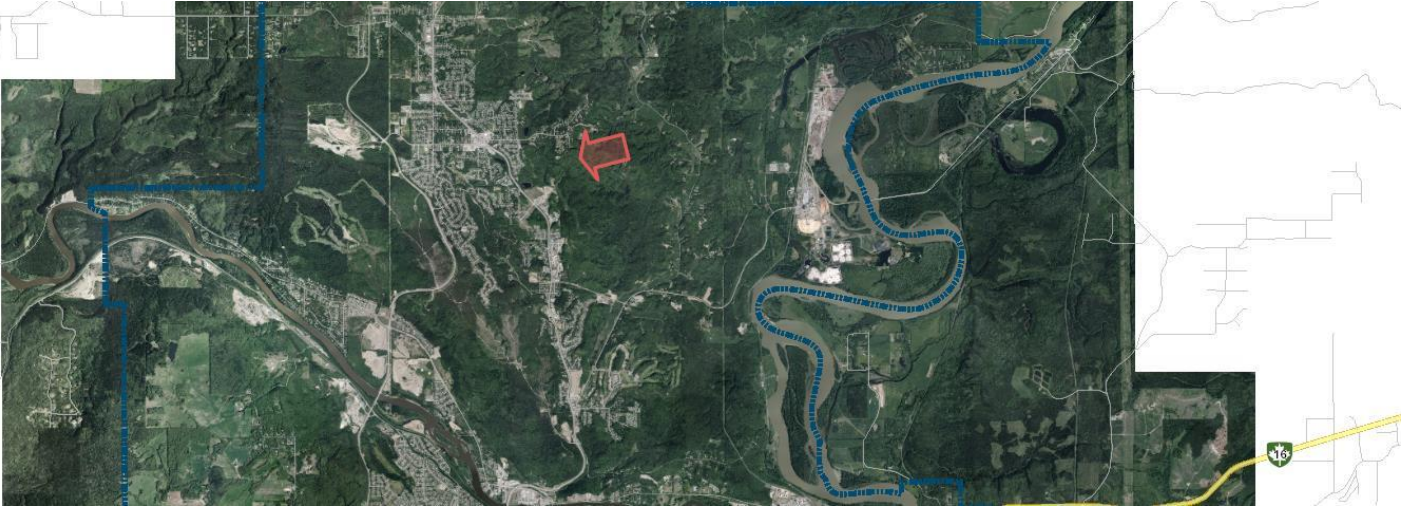
Prince George has the small town feel yet with all the amenities of a large centre having the second rank small University in Canada with UNBC, the College of New Caledonia, a Cancer Treatment Centre, University Hospital, WHL hockey team, thriving Arts and Theatre community, and exceptional recreational facilities.





# For Sale - Monterey rd

Location – Prince George continued



Royal LePage Prince George

[clint@clintdahl.ca](mailto:clint@clintdahl.ca)  
[www.clintdahl.ca](http://www.clintdahl.ca)

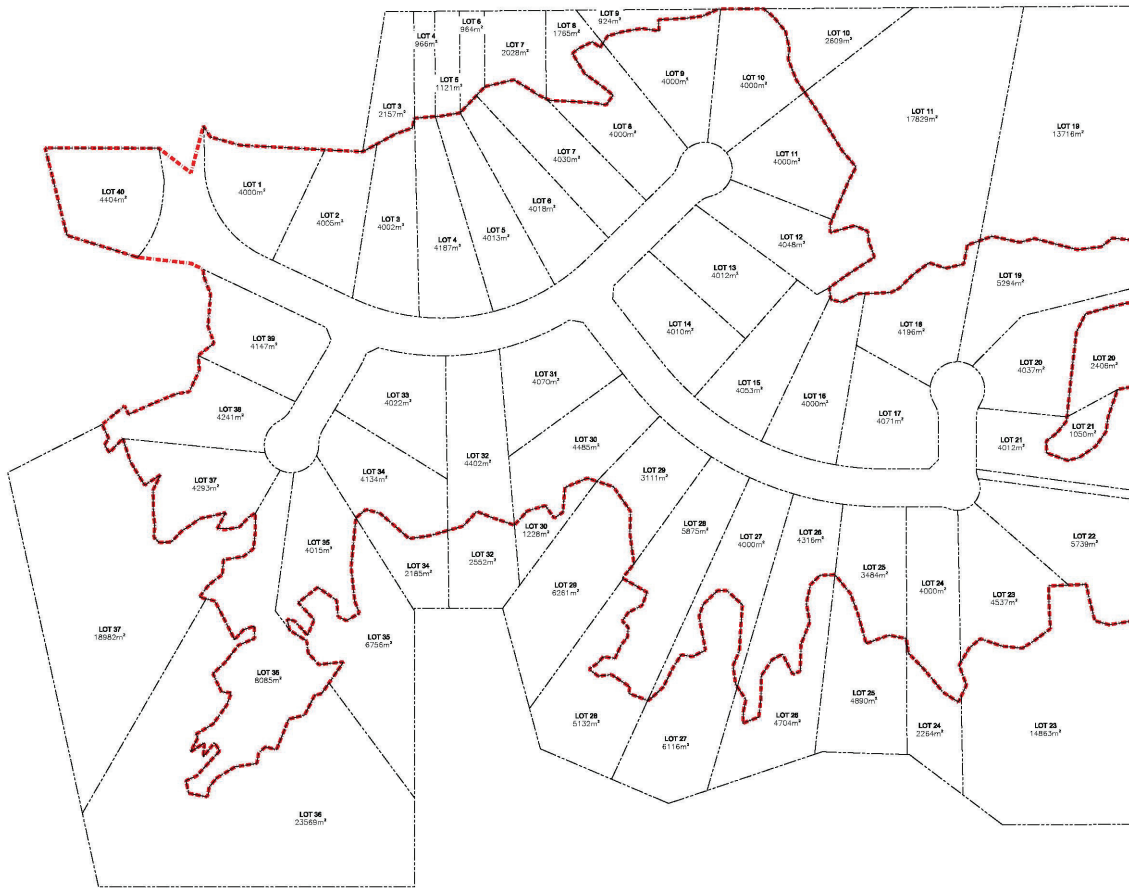
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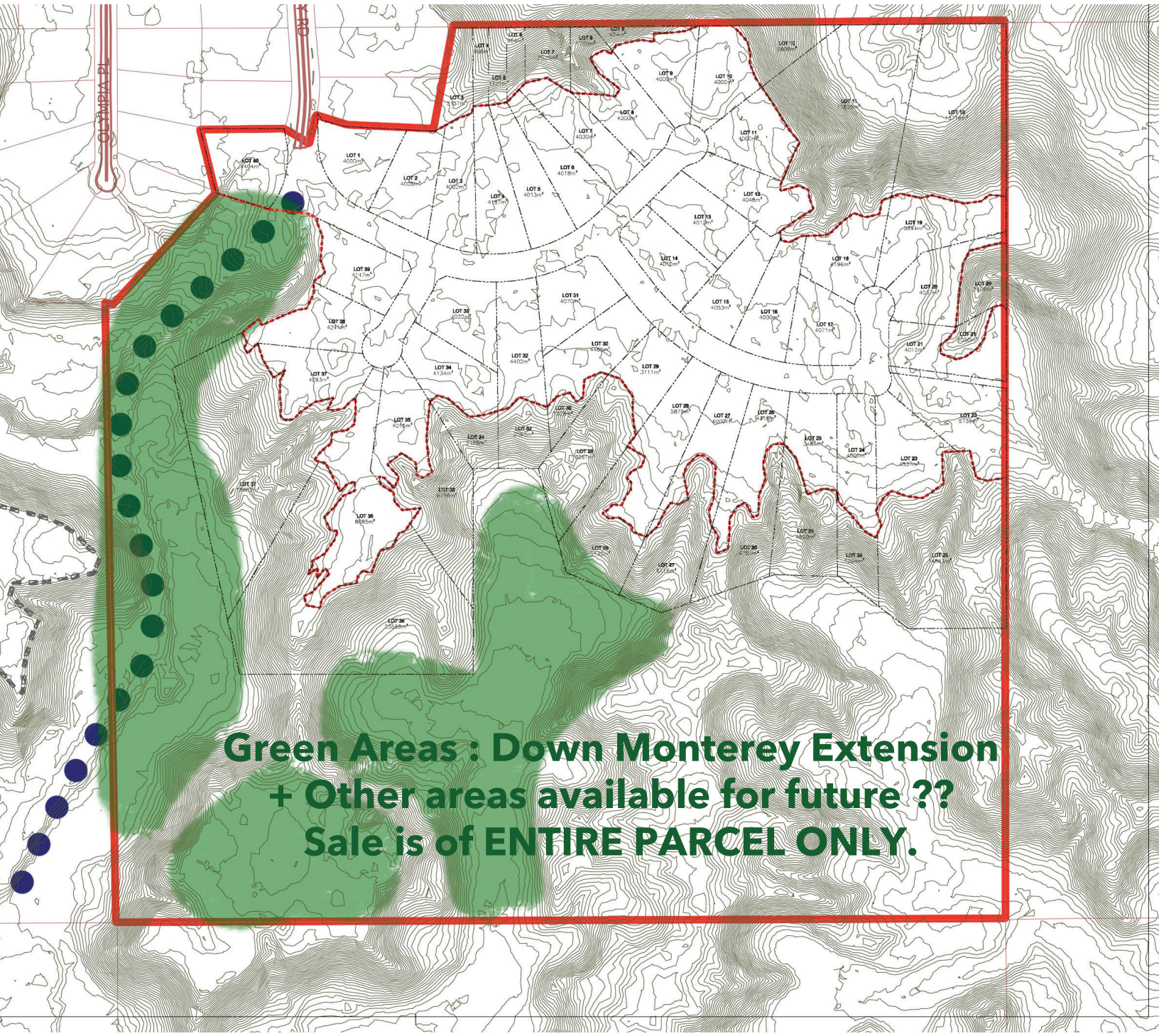
# For Sale - Monterey rd

## Potential Proforma

Land Purchase Price		\$	1,150,000.00
Sewer Costs		\$	731,840.00
Road Costs 400m	\$1843/m	\$	1,230,045.00
Watermain	40 lots	\$	336,390.00
Remaining Development costs	40 lots	\$	1,423,380.00
		\$	4,871,655.00
Cost per lot		\$	121,791.00
Average Price per lot		\$	185,000.00
Sale Proceeds		\$	7,400,000.00
Net on lots		\$	2,528,345.00

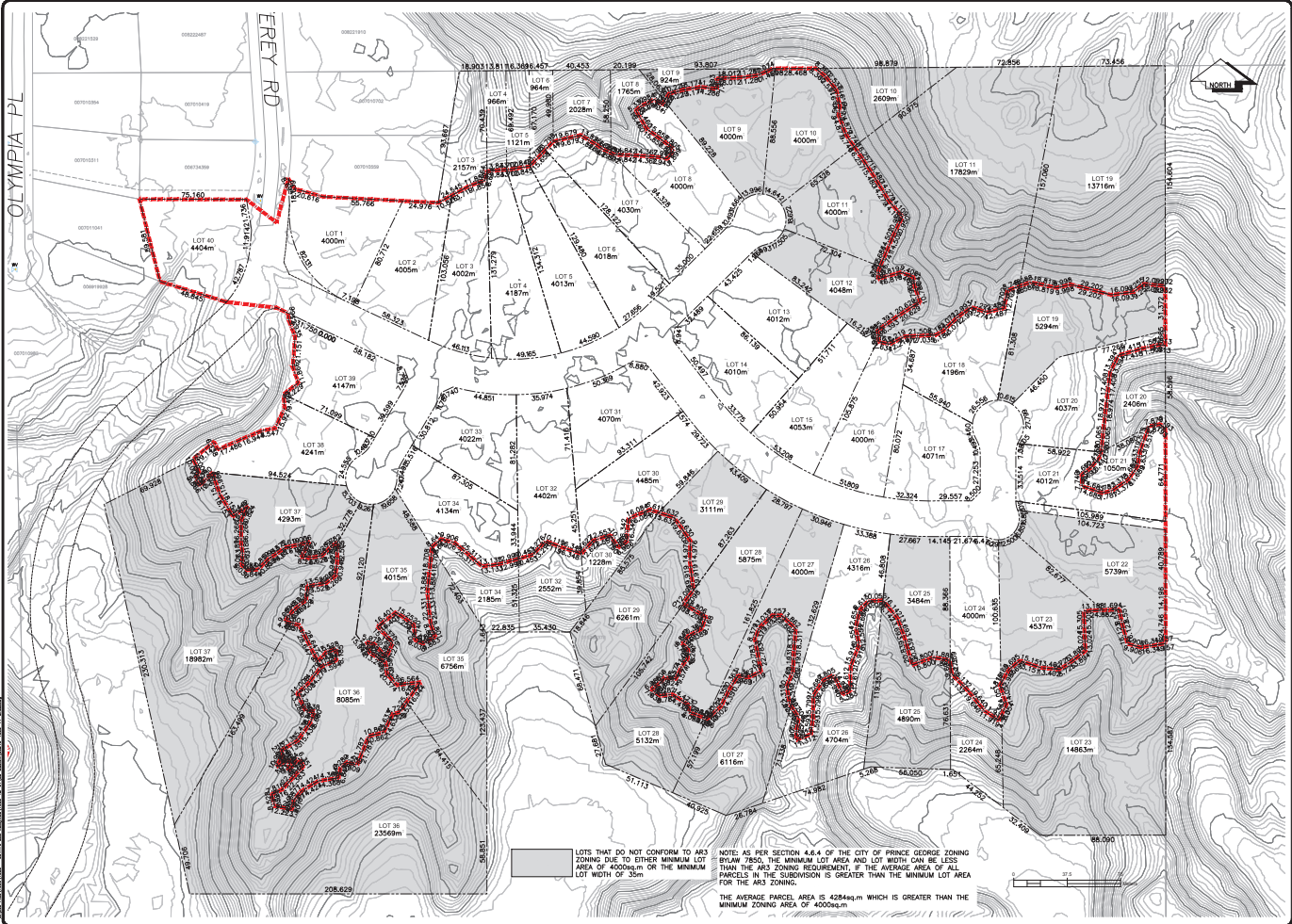






**Green Areas : Down Monterey Extension  
+ Other areas available for future ??  
Sale is of ENTIRE PARCEL ONLY.**





LEGEND

NO.	DATE	REVISION	DR.

**L&M**  
**ENGINEERING LIMITED**  
 1210 FOURTH AVENUE  
 PRINCE GEORGE, B.C.  
 V2V 3J4  
 TEL: (250) 562-1977  
 FAX: (250) 562-1987

DRAWN: DGA  
 CHECKED: JMB  
 ENGINEER: JMB  
 SURVEY FILE: C5013-1088-11-BASE.dwg  
 DRAWING FILE: C5013-1088-11-BASE.dwg  
 CORRESPONDENCE: GPC  
 GRID:  
 DATE: 02/NOV/2013  
 SCALE: HORIZ. 1:1250

VALLEYVIEW HEIGHTS  
 CONCEPTUAL SUBDIVISION PLAN  
 40 LOT SUBDIVISION  
 AR3 ZONING

CONSULTANT'S PROJECT NO.  
**1088-12-01**  
 DRAWING NO.  
**SP**

SHEET NO.  
 1 OF 1

REV. NO.  
 1



## VALLEYVIEW HEIGHTS - 40 LOT SUBDIVISION (AR3 ZONING)

### PRELIMINARY COST ESTIMATE - August 11th, 2017

DESCRIPTION		UNITS	QUANTITY	UNIT PRICE	AMOUNT
<b>Section 1 - General</b>					
1.1	Mobilization and Demobilization	LS	1	\$60,000.00	\$60,000.00
1.2	Environmental Control Measures	LS	1	\$40,000.00	\$40,000.00
<b>Section 2 - Surface Works</b>					
2.1	Clearing and Grubbing	ha	4.00	\$30,000.00	\$120,000.00
2.2	Stripping	m <sup>2</sup>	40,000	\$2.00	\$80,000.00
2.3	Excavation to Embankment	m <sup>3</sup>	15,000	\$10.00	\$150,000.00
2.4	Select Granular Subbase Gravels (Minimum 700mm Thickness)	m <sup>2</sup>	12,000	\$21.00	\$252,000.00
2.5	Intermediate Graded Base (Minimum 150mm Thickness)	m <sup>2</sup>	12,000	\$14.00	\$168,000.00
2.6	Class 1 Asphalt Concrete - Minimum 65mm Thickness	m <sup>2</sup>	12,000	\$30.00	\$360,000.00
2.7	Gravel Shouldering	lm	1,500	\$30.00	\$45,000.00
<b>Section 3 - Storm Sewer</b>					
3.1	French Drain (0.3m Wide x 0.3m Depth)	lm	1,750	\$10.00	\$17,500.00
3.2	Recharge Chambers	ea.	4	\$25,000.00	\$100,000.00
3.3	Concrete Headwalls - Langley HW 14-15 / with Energy dissipator Headwall Structure	ea.	2	\$5,500.00	\$11,000.00
<b>Section 4 - Onsite Sanitary Sewer</b>					
4.1	Sanitary Sewer Mains: a) 200mm Dia. SDR 35 PVC Sanitary Main	lm	844	\$250.00	\$211,000.00
4.2	Sanitary Service: 100mm Dia. SDR 35	lm	684	\$60.00	\$41,040.00
4.3	Manholes: a) 1050mm dia. Barrel	Vm	23	\$900.00	\$20,700.00
4.4	Manholes: b) 1050mm dia. Frames, Lids, Covers & Bases	ea.	9	\$1,800.00	\$16,200.00
<b>Section 5 - Offsite Sanitary Sewer Connection</b>					
5.1	Sanitary Sewer Mains - 200mm Dia. SDR 35 PVC Sanitary Main	lm	1,350	\$250.00	\$337,500.00
5.2	Manholes: a) 1050mm dia. Barrel	Vm	28	\$900.00	\$25,200.00
5.3	Manholes: b) 1050mm dia. Frames, Lids, Covers & Bases	ea.	14	\$1,800.00	\$25,200.00
5.4	Below Creek Augering (Guide Drill and Casing Pipe)	ea.	1	\$55,000.00	\$55,000.00
<b>Section 6 - Watermain</b>					
6.1	Watermains: a) 250mm Dia. C-900 Class 150 SDR 18 Watermain	lm	852	\$250.00	\$213,000.00
6.2	Gate Valves and Assembly: a) 250mm Dia Gate valve and assembly	ea.	6	\$2,500.00	\$15,000.00
6.3	Hydrant Assembly (Including Valve & Tee)	ea.	3	\$9,500.00	\$28,500.00
6.4	Blowoff Assembly	ea.	3	\$2,200.00	\$6,600.00
6.5	Water Service: a) Main - 19mm Dia. Copper	lm	678	\$55.00	\$37,290.00
6.6	Water Service: b) Water Service Accessories	ea.	40	\$900.00	\$36,000.00
<b>Section 7 - Electrical</b>					
7.1	Overhead Utility Poles - Hydro/Telus/Shaw	ea.	15	\$10,000.00	\$150,000.00
7.2	City Standard Street Lights	ea.	19	\$9,000.00	\$171,000.00
<b>Section 8 - Miscellaneous</b>					
8.1	Connection to Existing Water Main	ea.	1	\$4,000.00	\$4,000.00
8.2	Connection to Existing Sanitary Main	ea.	1	\$4,000.00	\$4,000.00
8.3	Class 25kg Rock Rip-Rap	m <sup>2</sup>	120	\$50.00	\$6,000.00
8.4	Hydraulic Seeding	m <sup>2</sup>	18,000	\$0.50	\$9,000.00
8.5	Bollards	ea.	4	\$800.00	\$3,200.00
<b>SUBTOTAL</b>					<b>\$2,818,930.00</b>
<b>+ 10% ENGINEERING</b>					<b>\$281,893.00</b>
<b>TOTAL =</b>					<b>\$3,383,323.00</b>
<b>+ 10% CONTINGENCY =</b>					<b>\$338,332.30</b>
<b>CONSTRUCTION COST ESTIMATE =</b>					<b>\$3,721,655.30</b>
<b>LOT YIELD =</b>					<b>40</b>
<b>CONSTRUCTION COST PER LOT =</b>					<b>\$93,041.38</b>