



**CUSHMAN &
WAKEFIELD**

FOR SALE
10355 100TH AVENUE
FORT ST. JOHN, BC

14,000 SF DEVELOPMENT SITE



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LOCATION

The property is located on the south east corner of the intersection of 100 Avenue and 104th Street in Fort St. John

Fort St. John is a thriving community of 21,000 in North Eastern BC, situated just over 100 km from the Alberta border. It is located at mile 47 of the historic Alaska Highway and is the second largest city in Alberta-BC Peace region next to Grande Prairie.

The local economy is driven by Oil and Gas, Agriculture, and Forestry as well as tourism and hydro electric power generation. Fort St. John has a very high labour participation rate of almost 78% when compared to the provincial average of 65%, largely due to its relatively young population.

SITE DESCRIPTION

The site totals **14,000 square feet**. It is rectangular in shape with frontages on 100 Avenue of 100 feet and on 104th Street of 140 feet

SERVICES

All City services are available to the property line.

LEGAL DESCRIPTION

Lots 11 & 12 Block 2 Section 36 Township 83 Range 19 West of the 6th Meridian Peace River District Plan 2922 Except Plan 28631
PIDs: 013-747-142 & 013-747-088

ZONING

C-2 (Downtown Core Commercial). The intent of the C-2 zone is to permit and promote the development of a city centre and high density mixed use. The maximum building height is 21 meters and the maximum Floor Area Ratio is 3.0.

ENVIRONMENTAL

A Certificate of Compliances has been issued for 10355 100th Avenue to certify that as of December 5th, 2017 the lands have been satisfactorily remediated to meet Ministry of Environment standards for commercial land use.

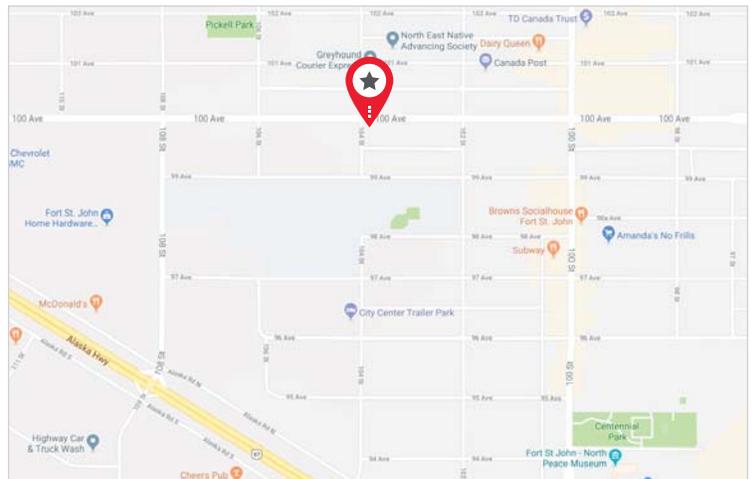
A copy of the certificate, as well as relevant environmental reports, will be made available to the prospective purchaser upon acceptance and execution of the vendor's Standard Offer to Purchase Contract.

PROPERTY TAXES (2020)

\$4,762.98

ASKING PRICE

\$329,000



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC 06/21 bg