

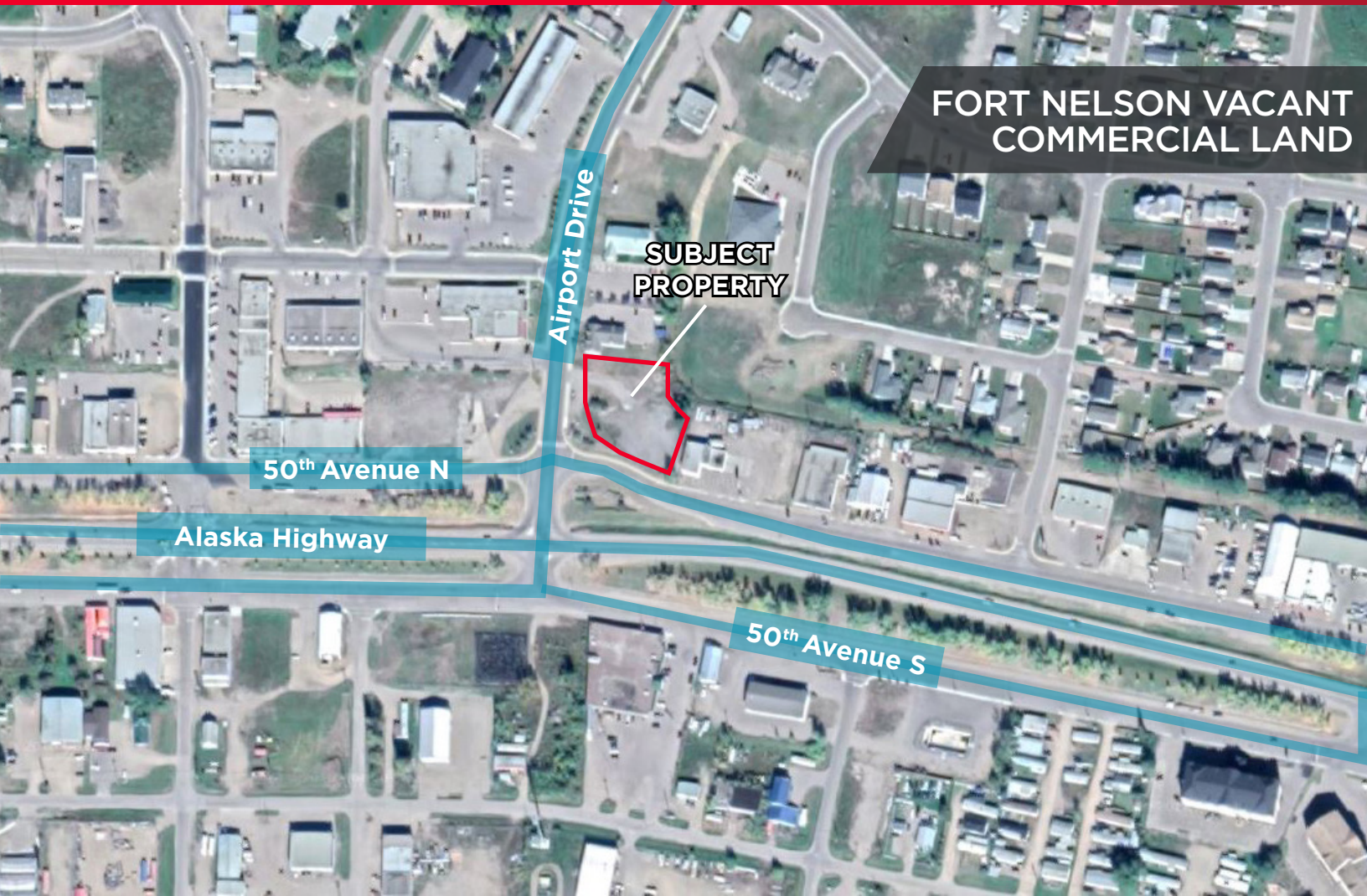


**CUSHMAN &
WAKEFIELD**

FOR SALE

4528 50TH AVENUE N

Fort Nelson, BC



**FORT NELSON VACANT
COMMERCIAL LAND**

**SUBJECT
PROPERTY**

Airport Drive

50th Avenue N

Alaska Highway

50th Avenue S

PROPERTY HIGHLIGHTS

- 0.74 Acres of vacant land in the heart of Fort Nelson
- Excellent exposure to high traffic volumes on 50th Avenue N and Alaska Highway
- Prime, central location
- Zoned C-1 Commercial Core

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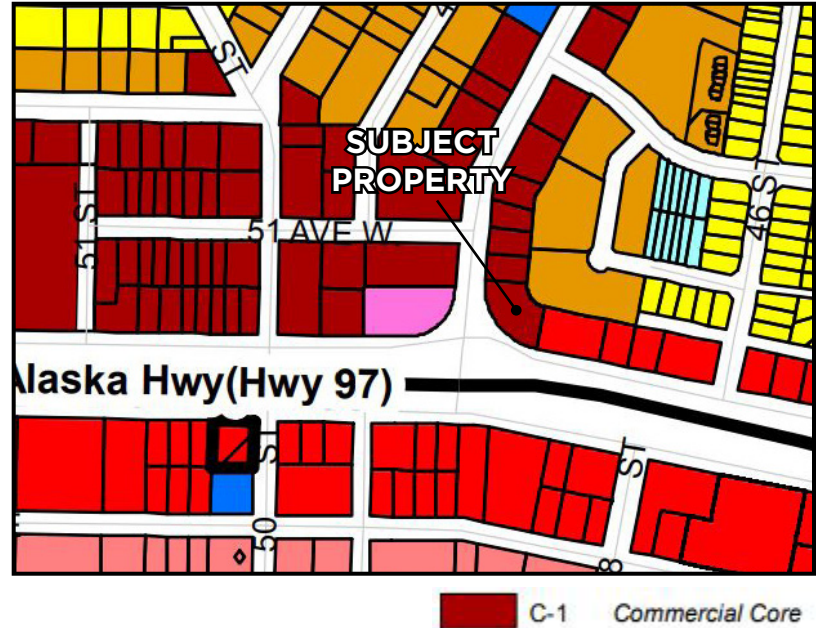
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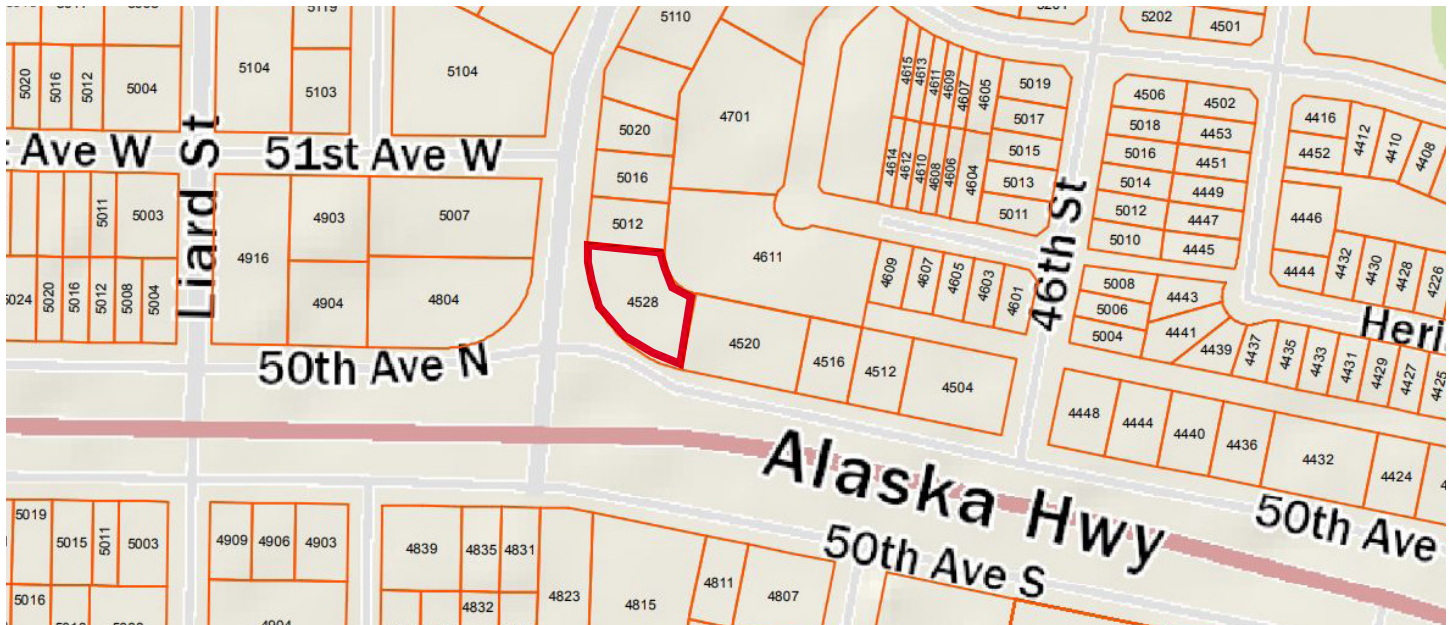
Fort Nelson, BC

Property Facts

Location	Fort Nelson Townsite
Legal Description	Lots 39 & 40 District Lot 1535 Peace River District Plan 7421
PIDs	013-469-029 & 013-469-037
Zoning	C-1 COMMERCIAL CORE
Site Size	0.74 Acres (32,234 SF)
Site Dimensions	Offering a frontage of ± 222 ft
Taxes	\$3,974 (2020)
Access	Proposed 50 th Avenue N and Airport Drive access
Price	\$194,000



Site Map



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