



**CUSHMAN &
WAKEFIELD**

FOR SALE: COMMERCIAL AND MULTI-FAMILY
DEVELOPMENT SITE

4433 KIMBALL ROAD

PRINCE GEORGE, BC

±30 ACRES OF PRIME RESIDENTIAL DEVELOPMENT LAND



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PRINCE GEORGE, BC

LOCATION

The subject property is located within off Highway 16 West. The Blue Cedars RV Park & Campground is located on a portion of the Property.

Prince George has been experiencing tremendous growth with increasing commodity prices, an uptick in major projects in the area and substantial population and residential property growth. In addition the University of Northern British Columbia is attracting students and teachers from all over the world.

Prince George is a bustling city of over 80,000 people (and 250,000 people within the trading area) situated at the crossroads of Highway 97 and Highway 16 (east-west). As a major city of the Pacific Rim, Prince George is firmly tied to the global market.

LEGAL ADDRESS

The North West ¼ of the North West ¼ of District Lot 1599 Cariboo District, Except Plan 17097 and 22760 PID: 010-030-018

SITE SIZE

30.47 acres

ZONING

C5 (Visitor Commercial)

PROPERTY TAXES

\$29,174.83 (2021)

ASKING SALE PRICE

\$7,500,000

COMMENTS

The University Heights area is rapidly growing with the expansion and growth of UNBC, this is a prime site just off the highway. The 2017 LUH-CDP envisions the development of a Mixed-Use Commercial/Residential Town Centre as part of comprehensive residential neighbourhood for the area.

**LOWER UNIVERSITY HEIGHTS
DEVELOPMENT VISION**

*Click here to view the Lower University Heights development vision.



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