



**CUSHMAN &
WAKEFIELD**

**FOR SALE/LEASE
1218 NORTH CARIBOO
HIGHWAY 97
QUESNEL, BC**



Bill Randall

Personal Real Estate Corporation
604 608 5967
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LOCATION

The subject property is located in the industrial/highway commercial area of Quesnel just north of the town centre. The subject property receives high commercial exposure as Cariboo Highway 97 is the main thoroughfare through the city.

Quesnel is located at the confluence of the Fraser and Quesnel rivers in Central British Columbia with an area population of about 25,000 people. As the commercial centre and northern transportation hub of the North Cariboo, the city offers excellent rail, highway and air services. It is located on Highway 97 which is the major north-south corridor in BC and is 120km from Highway 16 which serves as the major east-west corridor from central BC to central Alberta.

ZONING

C-4 Highway Commercial

LEGAL

Lot 7, DL 346, CD, Plan BCP 41144
PID:027-934-365

BUILDING SIZE

17,300 sf

SITE SIZE

2.26 Acres

PROPERTY TAXES

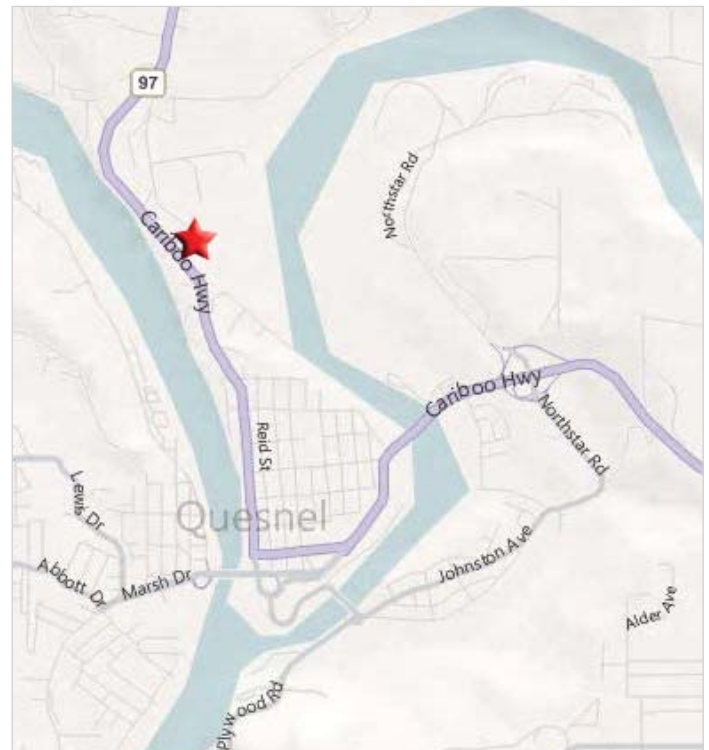
\$15,925.70

ASKING SALE PRICE

\$625,000

ASKING LEASE RATE

\$4.00 psf, net



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