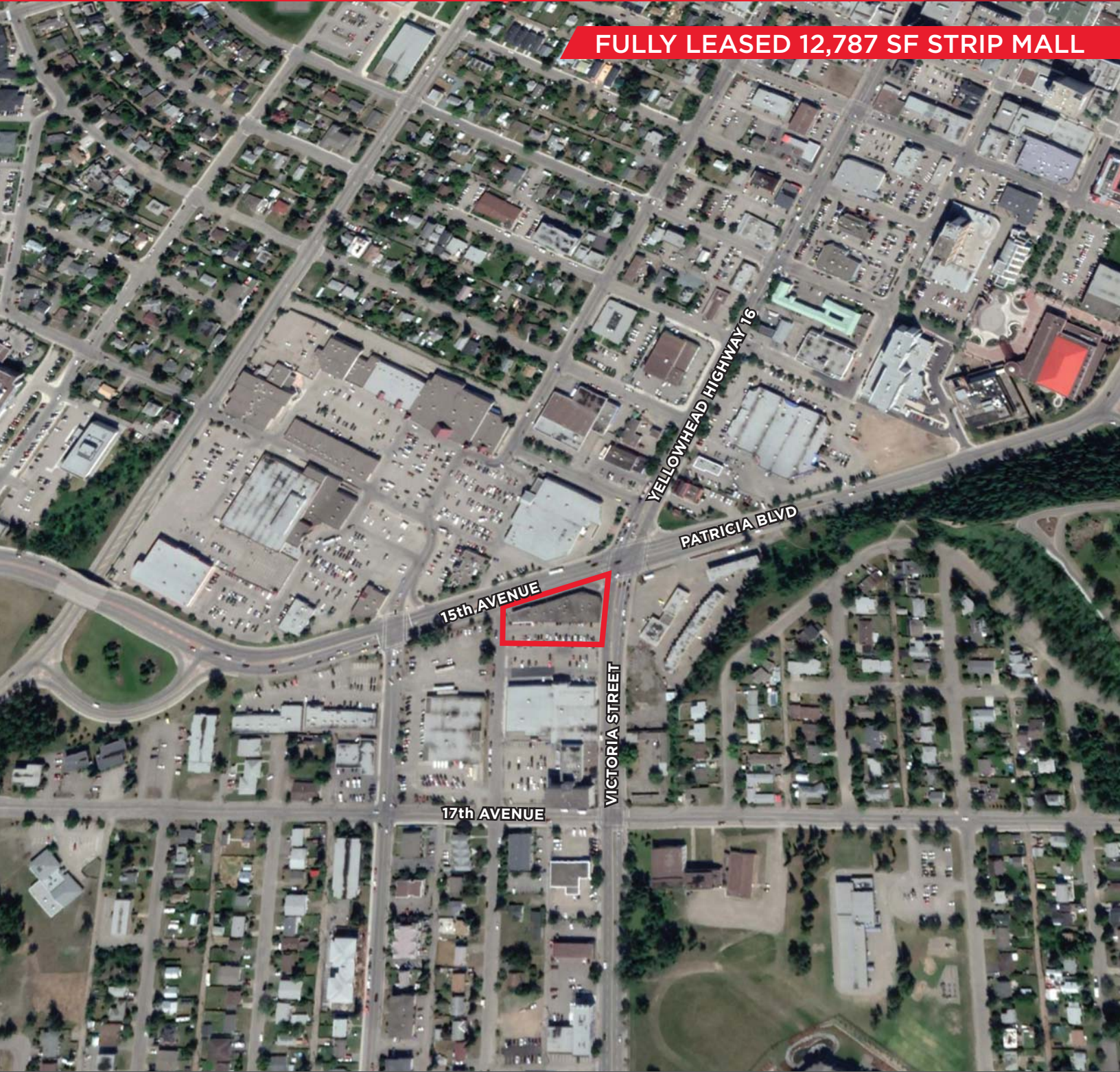




**CUSHMAN &
WAKEFIELD**

FOR SALE
REDWOOD SQUARE
1505 VICTORIA STREET
PRINCE GEORGE, BC

FULLY LEASED 12,787 SF STRIP MALL



Bill Randall

Personal Real Estate Corporation
Senior Vice President
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REDWOOD SQUARE
1505 VICTORIA STREET
PRINCE GEORGE, BC



LOCATION

Prince George is a bustling city of over 74,000 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.

SITE DESCRIPTION

Fully leased Strip Mall located at Highway 16 & 15th Avenue. High exposure and high traffic location.

BUILDING SIZE

12,787 sf

ZONING

C-2 (Regional Commercial)

LEGAL DESCRIPTION

Lot 1 District Lot 343 Cariboo District Plan 22956
PID: 008-647-844

SITE SIZE

0.79 acres

NET INCOME

\$192,083

MANAGEMENT FEE

5% of Gross Rent

PROPERTY TAXES

\$42,820.88 (2019)

ASKING PRICE

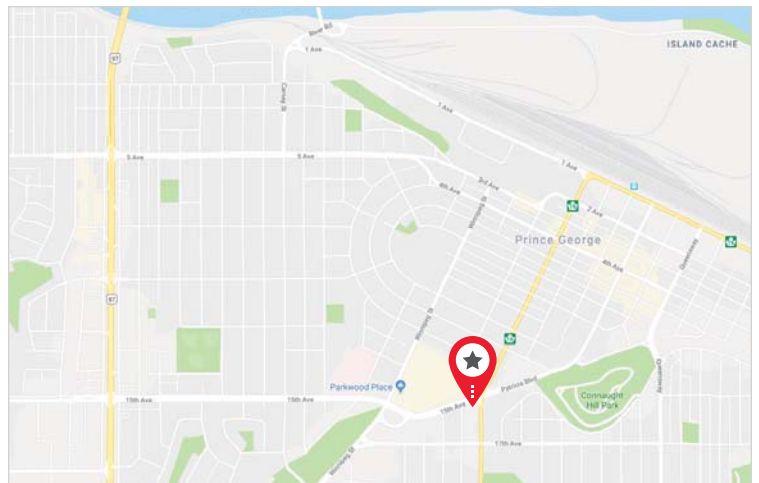
\$2,825,000

TENANTS

CUPE	3,866 sf
D'Lanos Restaurant	4,466 sf
Dr. Warawa	1,151 sf
Northwest Pharmacy	1,020 sf
West Coast Vape	754 sf
Zaga's	1,530 sf

COMMENTS

Roof replaced last year.



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

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