

# FOR SALE

1300 ALASKA AVENUE, DAWSON CREEK, B.C.

HIGH EXPOSURE RETAIL OPPORTUNITY FOR SALE OR FOR LEASE

**21,902 SF OF IMPROVEMENT | PRICE: \$3,250,000 (\$148 PSF)**



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**CONFIDENTIALITY AGREEMENT**

Marcus & Millichap

# OPPORTUNITY

Marcus & Millichap REIS Canada Inc. is pleased to present the opportunity to purchase or lease a freestanding vacant commercial building located at 1300 Alaska Avenue, Dawson Creek BC (the "Subject Property"). Located at the southern end of Alaska Avenue, Dawson Creek is a key junction for commercial traffic heading north, with connections to major routes and CN Rail. The Subject Property is well suited for a variety of retail users with prime visibility along Alaska Avenue / Highway 2 benefiting from 13,683 VPD. The in-place zoning permits a diverse mix of retail, service, automotive, hospitality, medical, and office uses, offering flexibility for owner-users, tenants, or future repositioning. Its strategic position, combined with ongoing industrial activity and regional investment, makes Dawson Creek an attractive location for businesses seeking to tap into northern growth markets and long-term economic potential.



## Owner-Occupier / Lease Opportunity

The Subject Property features a well-maintained, single-tenant building with ample parking, outdoor storage, and vacant possession available for immediate owner-user or tenant occupancy.



## Visibility & On-Site Parking

Freestanding commercial building comprised of 21,902 SF of leasable area situated on a 2.27-acre lot, which includes a 20' x 60' greenhouse, featuring ample surface parking and strong signage visibility from Alaska Avenue / Highway 2.



## Flexible C-3 (Highway Commercial District) Zoning

Situated with visibility to Alaska Avenue / Highway 2, the Subject Property permits for a wide variety of uses including restaurant, fitness centre, personal service establishment, financial institution and many more.



## Building Age

Steel building originally constructed in 2000, with recent additions completed in 2016.



## Value-Add Opportunity

The Subject Property is offered at a significant discount compared to the replacement cost.



# SALIENT DETAILS

Address: 1300 Alaska Avenue, Dawson Creek BC

PID: 032-452-811

Legal Description: Lot B Section 15 Township 78 Range 15 West of the 6th Meridian Peace River District Plan EPP127272

Year Built / Renovated: 2000 / 2016

Zoning: C-3 - Highway Commercial

Land Size: 2.27 Acres

Environmental: Phase I ESA available upon execution of CA

Propety Tax (2025): \$94,229.07

Assessment (2025): \$5,898,000

Rentable Area: 21,902 SF

Parking: 50 Stalls

Site Coverage Ratio: 22.15%

Price: \$3,250,000 (\$148 PSF)

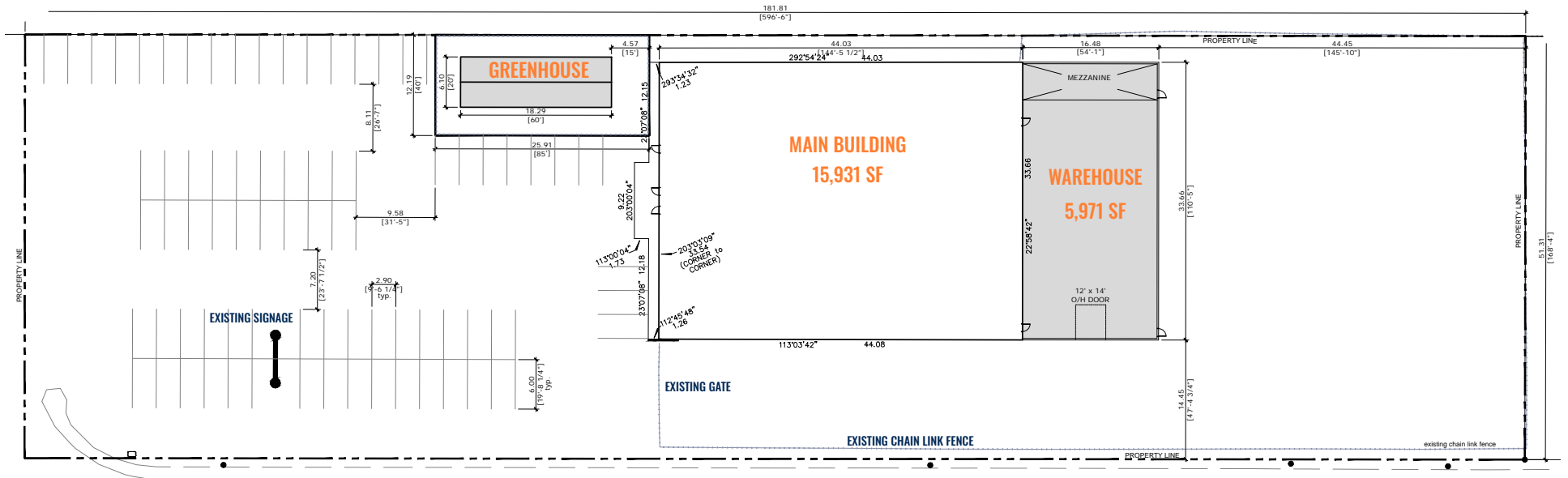
Lease Rate: Contact Listing Agent



# PROPERTY PHOTOS



# PROPERTY PHOTOS



ALASKA AVENUE / HIGHWAY 2

12A STREET

# DAWSON CREEK

Dawson Creek and the broader Northeast Region of BC present a dynamic and resilient market environment. With strategic infrastructure, a diverse economy rooted in traditional and emerging sectors, and favourable agricultural conditions, this region is well-positioned for sustained growth and investment.



**Strategic Location:** Known as the Mile Zero City, Dawson Creek marks the beginning of the Alaska Highway, a vital 2,400 km route linking Alaska and the Yukon to Western Canada and the United States.



**Trade Area Population:** The surrounding trade area is home to approximately 30,000 residents, establishing Dawson Creek as a key regional hub in northeastern British Columbia.



### Transportation Nodes:

- **Rail Connections:** Connected by CN Rail to Fort Nelson and the ports of Prince Rupert and Vancouver for efficient freight movement.
- **Highway Access:** Major highways connecting East to Alberta, Southwest to Prince George, and North to Fort St. John.
- **Local Airport:** Dawson Creek Airport (YDA) provides regional flights, with the nearest major airport being Fort St. John Airport (YXJ), located about 50 kilometers to the north.



**Economic Drivers:** The economy is primarily supported by resource extraction, agriculture, and transportation, utilizing its strategic location to attract investment and business opportunities.

# NORTHEAST REGION OF B.C.



### Regional Growth:

The Northeast Region is experiencing rapid development, particularly in the energy sector, driven by opportunities in natural gas production and critical minerals.



### Population:

The region has a population of approximately 72,300, encompassing key cities like Dawson Creek, Fort St. John, and Fort Nelson.



### Key Industries:

- **Natural Gas:** Consistent capital investment in natural gas and related industries is fostering economic growth.
- **Clean Energy:** An emerging focus on clean energy solutions is contributing to regional diversification.
- **Forestry and Agriculture:** Traditional industries remain vital, supported by sustainable practices.
- **Critical Minerals and Clean Tech:** Opportunities in critical minerals and agri-tech are gaining traction, enhancing the region's economic landscape.



# SURROUNDING CONSIDERATIONS



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