

**AVISON
YOUNG**

For Sale

**1020 Talchako Road
Prince George, BC**



Opportunity to purchase 10.42
acres of industrial development
land in Prince George, BC

AVISON YOUNG

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**Personal Real Estate Corporation*

Ilya Tihanenoks, Principal
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TEAM POWERHOUSE REALTY

Matthew Vigue
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Property details

PID

031-540-295

LEGAL DESCRIPTION

LOT B DISTRICT LOT 748 CARIBOO DISTRICT
PLAN EPP95567

LOT SIZE

10.42 acres

PROPERTY TAXES (2025)

\$57,604.01

MUNICIPAL SERVICES

Water, sanitary and storm are available to connect nearby

UTILITIES

Natural gas and electricity are available to connect nearby

ENVIRONMENTAL REPORTS

Phase 1 Environment Site Assessment

SALE PRICE

\$2,500,000



AVAILABILITY

Immediate

Opportunity

Avison Young is pleased to present the opportunity to purchase 10.42 acres of M2 zoned land in the industrial area of Prince George. Conveniently located on Boundary Road, the property allows for quick and easy access to major highways such as Highway 16 and Highway 97, as well as the nearby Prince George Airport (YXS). Just a short 10-minute drive from downtown, this location offers many nearby amenities.

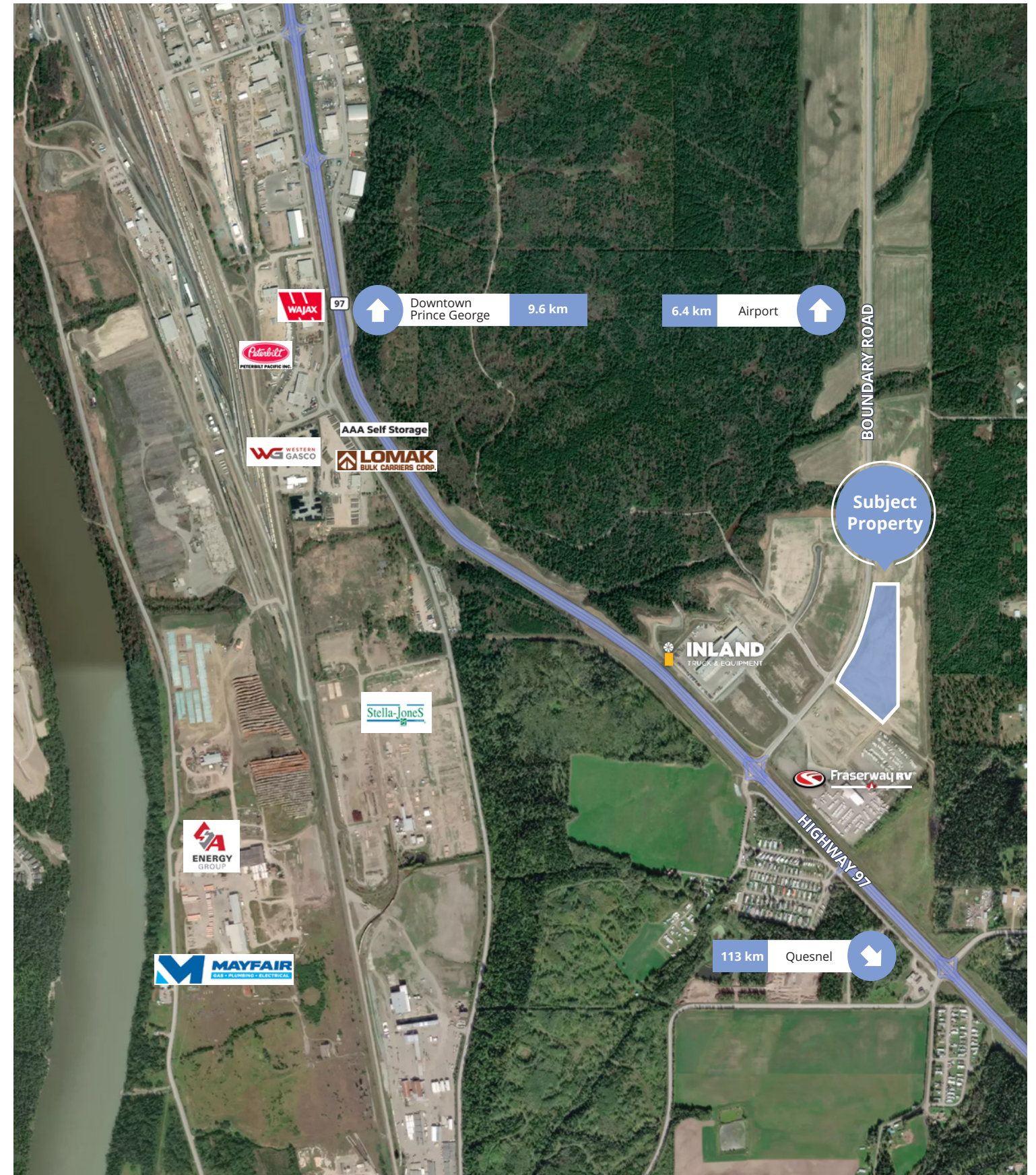
Property highlights

-  10.42 acres lot size
-  Central location in Prince George
-  Approved Development Permit
-  Shovel ready development site

Zoning

M2 (General Industrial) zoning allows for a wide range of uses, including but not limited to the following. Please contact the listing agents for a full description of the zoning bylaw.

- Brewery and distillery
- Building and garden supply
- Manufacturing
- Outdoor storage
- Recycling centre
- Vehicle rental, repair, and wash
- Warehousing and storage
- Wrecking yard





Drive Times

Prince George Airport (YXS)	8 minutes
Downtown Prince George	10 minutes
Highway 97	2 minutes
Highway 16	5 minutes

Subject Property

Contact for more information

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