

PRICE
REDUCED

COURT ORDERED SALE

Corner Development Site
with Highway Exposure



5000 & 5040 N Access Road
Chetwynd, BC

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NAICommercial

Salient Details

Civic Address

5000 & 5040 N Access Road
Chetwynd, BC V0C 1J0

Legal Description

Lot A & B District Lot 398 Peace
River District Plan EPP72967

PID

030-162-581; 030-162-599

Total Site Size

5000 N Access Rd	0.642 AC
5040 N Access Rd	0.551 AC
Total	1.193 AC

Zoning

Town Centre Commercial (C1)

Property Taxes (2025)

Est. \$8,310

Sale Type

Court Order

Price

~~\$1,300,000~~ \$998,900

All offers subject to Court
Approval



5000 & 5040 N Access Road Chetwynd, BC

Opportunity

NAI Commercial is pleased to present a high-exposure highway frontage corner development site for sale via court ordered conduct of sale at 5000 & 5040 N Access Road, Chetwynd, BC. The offering consists of two parcels totaling 1.193 acres, ideally situated along Highway 97 with excellent access via Alaska Road N and 50th St NW. This versatile site is well-suited for highway commercial uses, featuring prominent visibility and strong traffic exposure. The site previously underwent preliminary improvements for a convenience retail/quick-service restaurant (QSR) with gas bar development, including the installation of underground storage tanks.

The Site

The site has been improved with FRP (Fiberglass Reinforced Plastic) underground storage tanks, which are durable and corrosion-resistant, making them suitable for storing petroleum products. These tanks were installed as part of the petroleum works.

Additionally, deep services were completed on the site, which likely included the installation of underground utility lines such as water, sewer, and fuel lines to support the gas station and commercial units. It is believed that the tanks are secured with deadman anchors and covered with protective materials.

Zoning

The Town Centre Commercial (C1) zoning permits a variety of principal uses, including commercial lodging, retail stores, restaurants, offices, and entertainment services. Accessory uses include accessory buildings and dwelling units integrated with a principal commercial use. Combined commercial and residential uses must share the same building, with residential units located above or behind the commercial use and limited to 20 units per hectare.



Chetwynd, BC

Chetwynd is a small but industrious district municipality in northeastern British Columbia, strategically located at the junction of Highways 97 and 29 and on the CN Rail mainline. With a population of about 3,100 residents and a broader trade area of some 7,000 people, Chetwynd functions as a key service and transportation hub for the surrounding Peace River region. Its economy is driven primarily by resource industries like forestry, oil & gas, coal mining, and ranching, with tourism playing a growing role. Visitors can explore outstanding outdoor recreation — hiking, biking, snowmobiling, and fishing among rivers and lakes; Powder King Ski Resort is within reach for skiing and snowboarding. A unique draw is the town's chainsaw carvings: dozens of intricate wooden sculptures made during the annual International Chainsaw Carving Championship, which remain on display year-round throughout the community. Local amenities include a full recreation centre (wave pool, sauna, curling, ice arena, fitness), campgrounds, provincial parks, and the Little Prairie Heritage Museum. All this, combined with the natural beauty of lakes, rivers, forests, and mountains, makes Chetwynd a compelling stop for nature lovers, outdoor adventurers, and those curious about cultural art.



Investment Highlights



Exceptional visibility and front exposure



Highway frontage



Corner location



Services installed



Ideal for customized quick service restaurant or gas bar

NAI Commercial

Drive Times

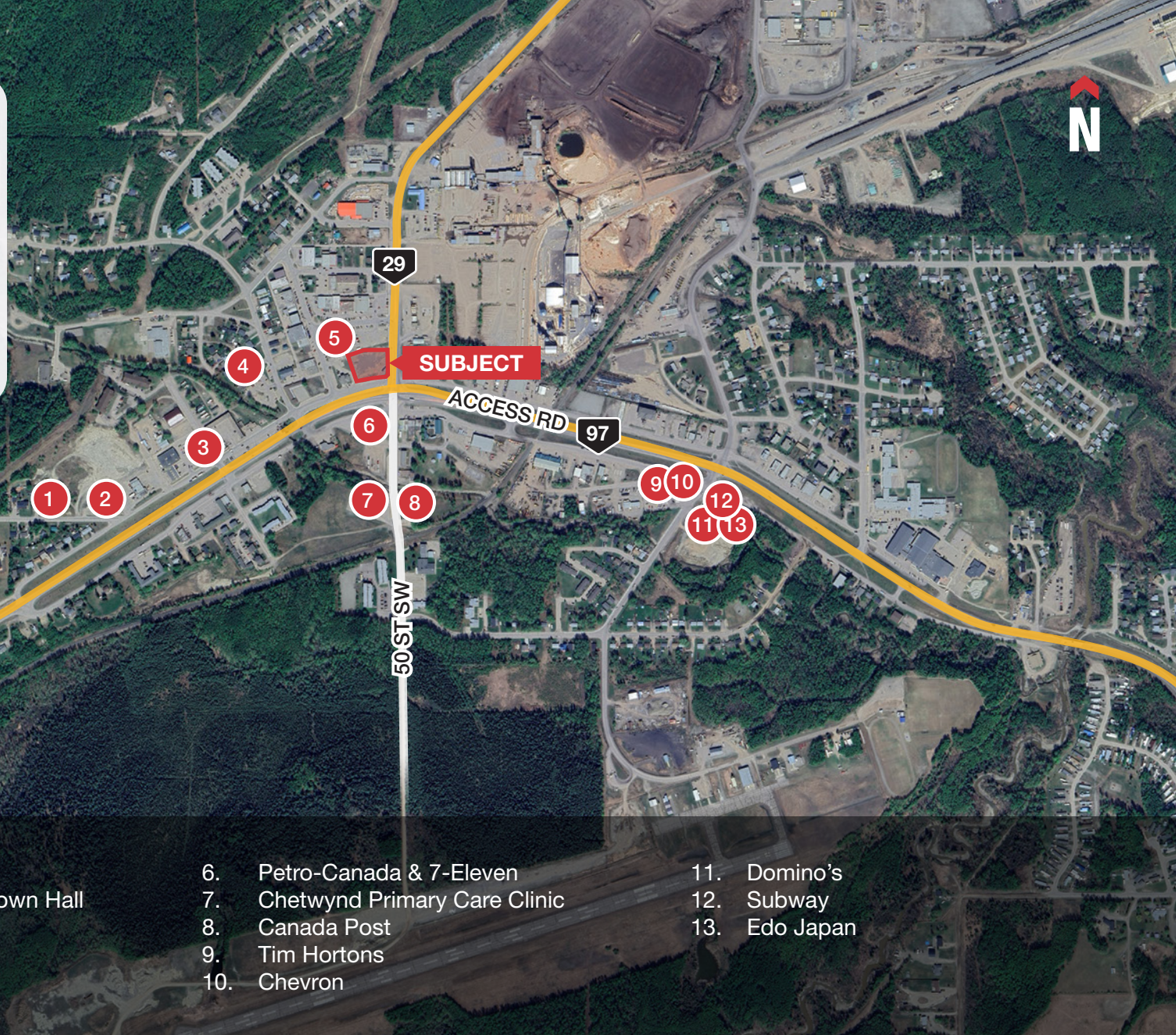
Dawson Creek (101 km) **1H 06M**

Fort St. John (135 km) **1H 35M**

Grand Prairie (233 km) **2H 35M**

Prince George (303 km) **3H 15M**

Vancouver (1,084 km) **11H 55M**



1. RCMP
2. District of Chetwynd Town Hall
3. A&W
4. Pomeroy Inn & Suites
5. IGA Chetwynd

6. Petro-Canada & 7-Eleven
7. Chetwynd Primary Care Clinic
8. Canada Post
9. Tim Hortons
10. Chevron

11. Domino's
12. Subway
13. Edo Japan

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