

REDUCED PRICE

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

Property 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)

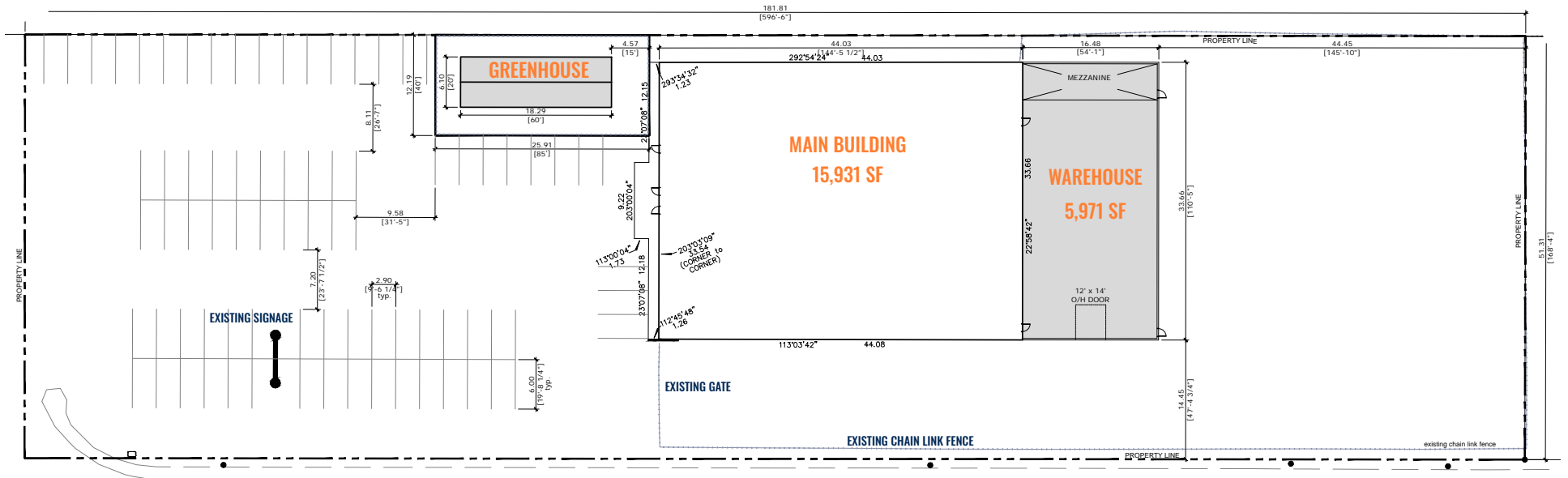
Lease Rate: Contact Listing Agent



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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