

# FOR SALE

1909 GUNN ROAD, PRINCE GEORGE, B.C.

56 ACRES OF OCP-DESIGNATED LIGHT INDUSTRIAL LAND

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CLOSE TO AIRPORT AND DOWNTOWN

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HIGHWAY FRONTAGE

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TRANS CANADA HWY/YELLOWHEAD HWY

SUBJECT PROPERTY

GUNN ROAD

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**Marcus & Millichap**

*\*Personal Real Estate Corporation*



# OPPORTUNITY

Marcus & Millichap is pleased to offer the opportunity to purchase nearly 56 acres of Light Industrial designated development land in close proximity to the airport and downtown Prince George. The subject property offers nearly 900 feet of frontage to the Trans Canada Highway, and is the only Gunn Road address with highway exposure. Prince George has a thriving local economy, a skilled workforce and is a transportation and logistics hub for the interior and northern British Columbia.

# HIGHLIGHTS

PID:	004-294-688
Lot Size:	55.98 acres
2025 Taxes:	\$22,984.78
Zoning:	AF - Agriculture & Forestry AG - Greenbelt OCP - Light Industrial, NCP - Airport Light Industrial Plan
Water/Sewer:	At lot line
Possession:	Immediate
Asking Price:	\$1,999,000

*\*Please note that all property boundaries shown are approximate*



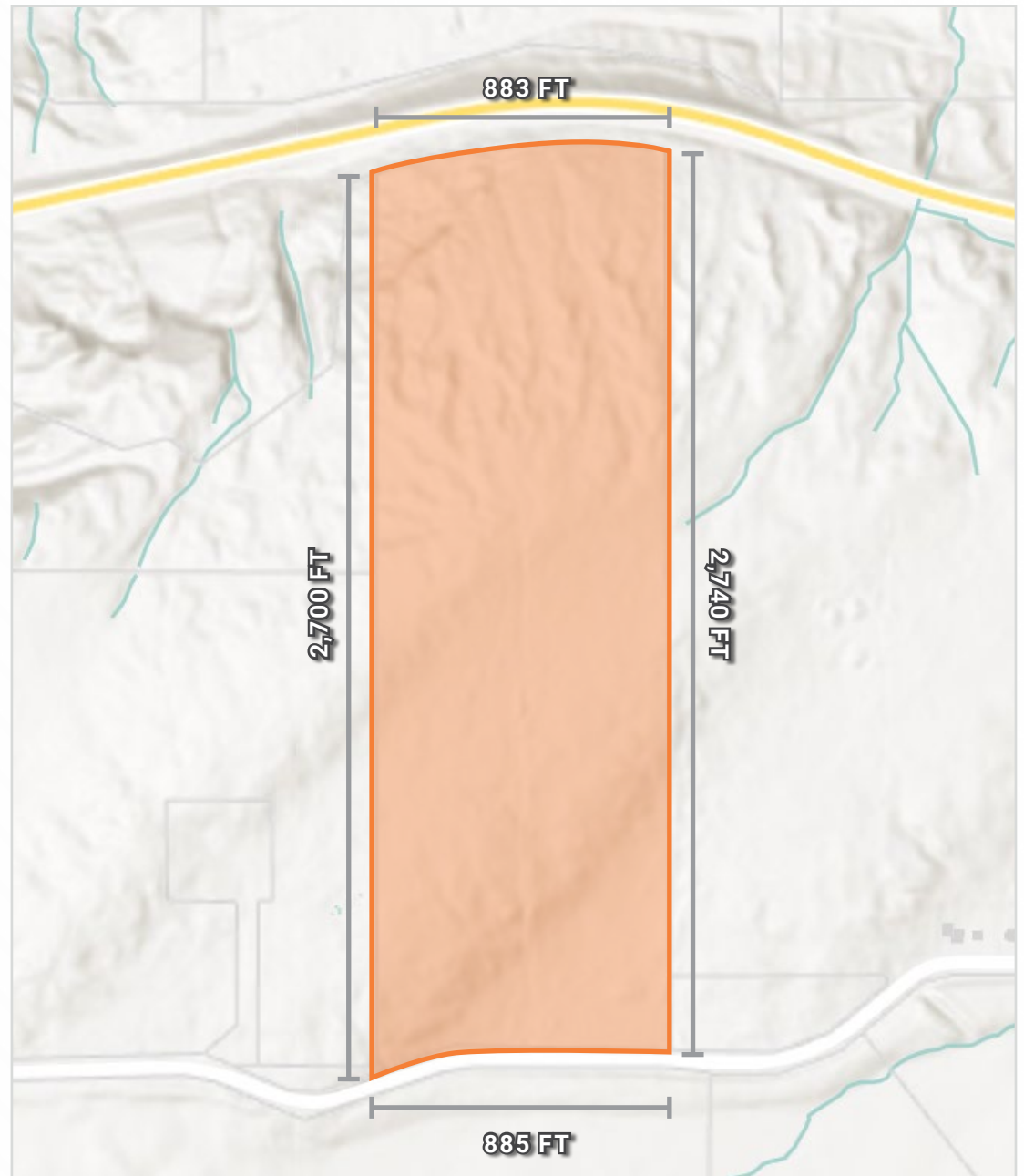
1909 GUNN ROAD

Marcus & Millichap

## OCP DESIGNATION

1909 Gunn Road currently falls under agricultural zoning however, it is not in the ALR and is designated for Light Industrial use under the Official Community Plan (OCP). As part of the OCP, the Airport Light Industrial Plan says this about the vision for the area in which the Subject Property is located:

“The vision of the Airport Light Industrial Plan is to create the future light industrial land base and a significant employment node within the City of Prince George while demonstrating environmental leadership and providing an integral component of the future diversification of the city’s and region’s economy as the Province of British Columbia’s northern transportation centre.”



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