

PRICE REDUCED

FOR SALE
7% Cap NNN Government
Tenant Investment Property



Danny Su
Associate, Investments
604 691 6678
dsu@naicommercial.ca

Mike Grewal
Senior Vice President
604 694 7200
mike.grewal@colliers.com
MDC & Associates

Dilraj (Dylan) Sohi
Senior Vice President
604 661 0818
dylan.sohi@colliers.com
MDC & Associates

163 Kinchant Street
Quesnel, BC

1075 W Georgia St, Suite 1300, Vancouver, BC V6E 3C9
+1 604 683 7535 | naicommercial.ca



Salient Details

Address

163 Kinchant Street, Quesnel, BC V2J 2R1

Legal Address

Parcel 1 Block 11 Plan PGP38409 District
Lot COFQ Cariboo Land District
PID: 018-995-934

Site Area

0.68 acres (29,602 SF)

Leasable Building Area

12,054 SF

Taxes

\$33,066 (2025)

Zoning

C-3, Downtown Commercial

Tenant

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THE PROVINCE OF BRITISH COLUMBIA,
as represented by the Minister of Citizens'
Services

Lease Term

July 1, 2025 to June 30, 2030

Renewal Options

1 x 5 year

NOI

\$162,729

Cap Rate

7.0%

Asking Price

\$2,500,000 \$2,300,000

163 Kinchant Street

Quesnel, BC

Opportunity

This property presents an outstanding investment opportunity, blending prime downtown location, flexible commercial zoning, and significant future development potential. Positioned on a desirable corner site with two road frontages, it offers ample paved parking and seamless access to Highway 97. With stable holding income and close proximity to essential amenities, it is ideally suited for investors seeking long-term value and growth.

Location Overview

- ▶ Flexible commercial zoning
- ▶ Downtown location
- ▶ Desirable corner site
- ▶ Two road frontages
- ▶ Ample paved parking
- ▶ Stable holding income
- ▶ Easy access to Hwy 97-Cariboo Hwy
- ▶ Future development potential

Quesnel, BC

Located in the central interior of British Columbia, Quesnel is a small city that serves 23,000 people. Quesnel's regional airport, rail connectivity, and location directly on British Columbia's main north-south corridor, make larger markets accessible within a one day drive or one hour flight. With business-friendly government at the local, provincial and federal level, Quesnel is an ideal location for business, and family.

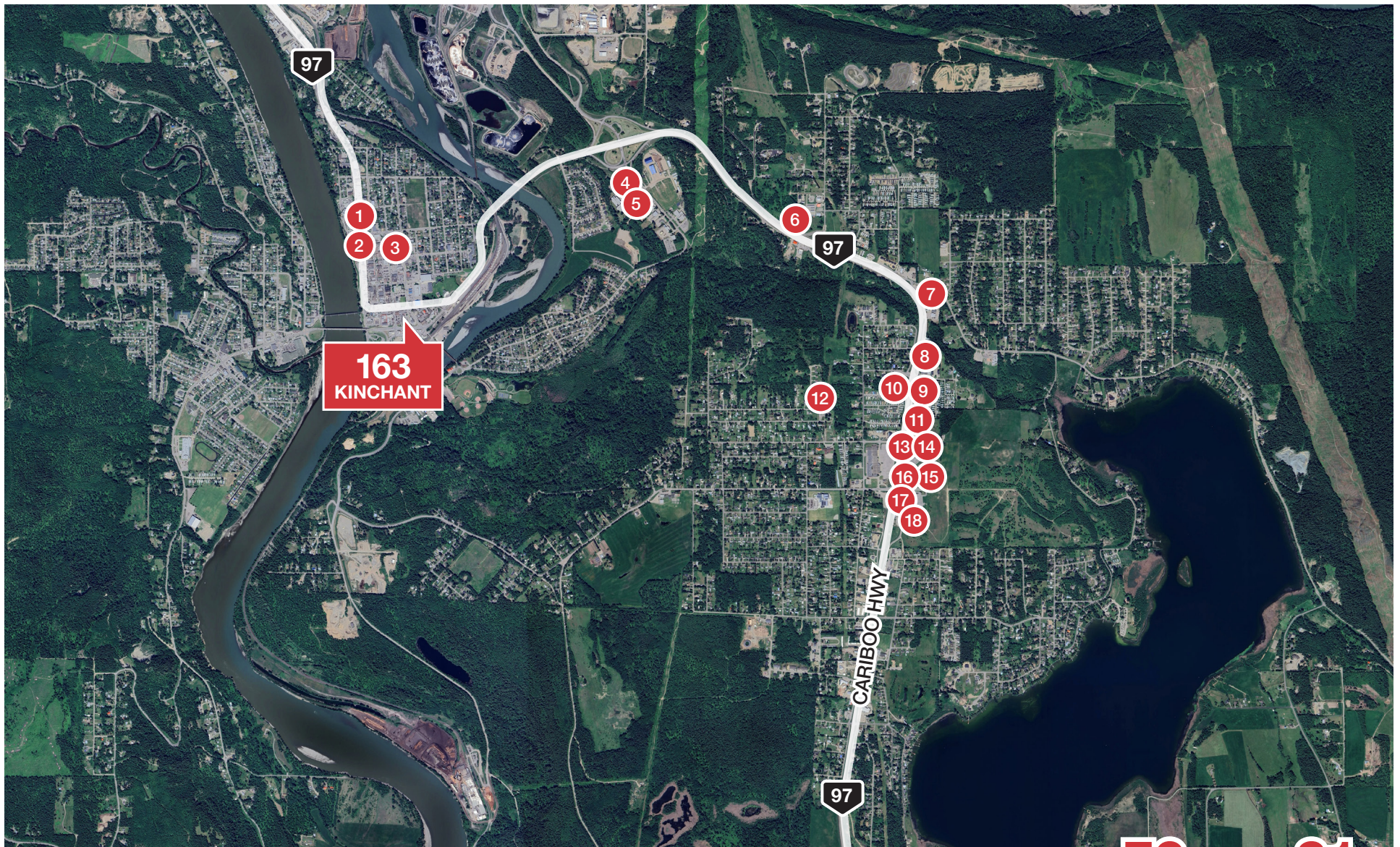
Rich in heritage, culture and nature, Quesnel is located at the confluence of the Quesnel and Fraser rivers on the traditional territory of the Lhtako Dene Nation. Accessibly located on Highway 97, the major north-south corridor in BC and only 120 km away from Highway 16, the major east-west corridor from western and central BC to Alberta and beyond.



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Town Amenities



1. Travelodge Wyndham
2. Safeway Quesnel
3. Ramada
4. McDonald's
5. University of Northern BC
6. Super 8

7. Shell
8. KFC
9. Canadian Tire
10. Lordco Auto Parts
11. WINGS / A&W / Staples
12. Quesnel Firehall

13. Starbucks / Tim Hortons
14. Dollarama
15. Walmart Supercentre
16. Petro-Canada
17. Denny's / Sandman Hotel
18. Loblaw Pharmacy

72
VERY
WALKABLE


81
VERY
BIKEABLE




Drive Times

Prince George	1H 20M
Williams Lake	1H 20M
100 Mile House	2H 15M
Kamloops	4H 20M
Kelowna	6H 10M
Vancouver	7H 25M

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