

Vendor Open to VTBs and Creative Deal Structures

FOR SALE

Adalyn

2938 Hopkins Road, Prince George, BC

Brand New 56 Unit Rental Building Close to UNBC

- 1.1 Acre Lot
- Assumable Mortgage at 3.74%
- Condo-quality Finishings
- Great Suite Mix
- Prime AAA Location



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Macdonald
COMMERCIAL

2938 HOPKINS ROAD,

Prince George, BC

Macdonald Commercial is pleased to present an exciting investment opportunity to purchase a brand new purpose-built rental building in heart of Prince George BC. The opportunity offers an investor a turn key operation.

LOCATION

The subject property is ideally situated in the Prince George City Centre area and is just a 3-minute drive to UNBC (University of Northern British Columbia). The property is less than a 10-minute drive to Downtown Prince George and less than a 5-minute drive to Pine Centre Mall (Save-On Foods, RBC, Sport Chek, Winners & HomeSense, etc.)."

SUITE ALLOCATION/MIXES

1	Studio Unit
3	1 Bedroom Units
4	1 Bedroom + 1 Den Units
40	2 Bedroom Units
8	3 Bedroom Units
56	Total





PROPERTY INFORMATION

PROPERTY ADDRESS

2938 Hopkins Road, Prince George BC

PID

026-269-813

LEGAL DESCRIPTION

PARCEL 1, PLAN BCP17316, DISTRICT LOT 1433, CARIBOO LAND DISTRICT

LAND SIZE

1.1 Acre

GROSS FLOOR AREA

63,488 sqft

ZONING

RM5

UNITS

56

LISTING INFO

Brand New Rental Building / For Sale/ Prince George, BC (UNBC)

YEAR BUILT

2021

BUILDING HEIGHT

4 Storeys

BUILDING STRUCTURE

Wood Frame with Underground Concrete Finish

PROPERTY TAX

Tax Exemption 5 years on Building

RENT SCHEDULE

Please Contact Listing Agent

PRICE

Contact Listing Agents



PROPERTY DESCRIPTION

2938 Hopkins Road, Prince George BC

- Designed and overseen by the well known architect firm, Chernoff Thompson Architect North
- Brand New Construction
- Four storeys above ground plus underground and above ground parkade
- Underground concrete finish with customized metal beam roofing structure
- Wood frame building structure
- 9' ceiling throughout the entire building; penthouse units boast 14' ceiling at living area
- 56 rental units, total 88 parking spaces
- High End KONE electric elevator
- Assumable CMHC financing
- All units contain in-suite laundry
- Property held in a bare trust
- In-suite dishwashers



PRINCE GEORGE

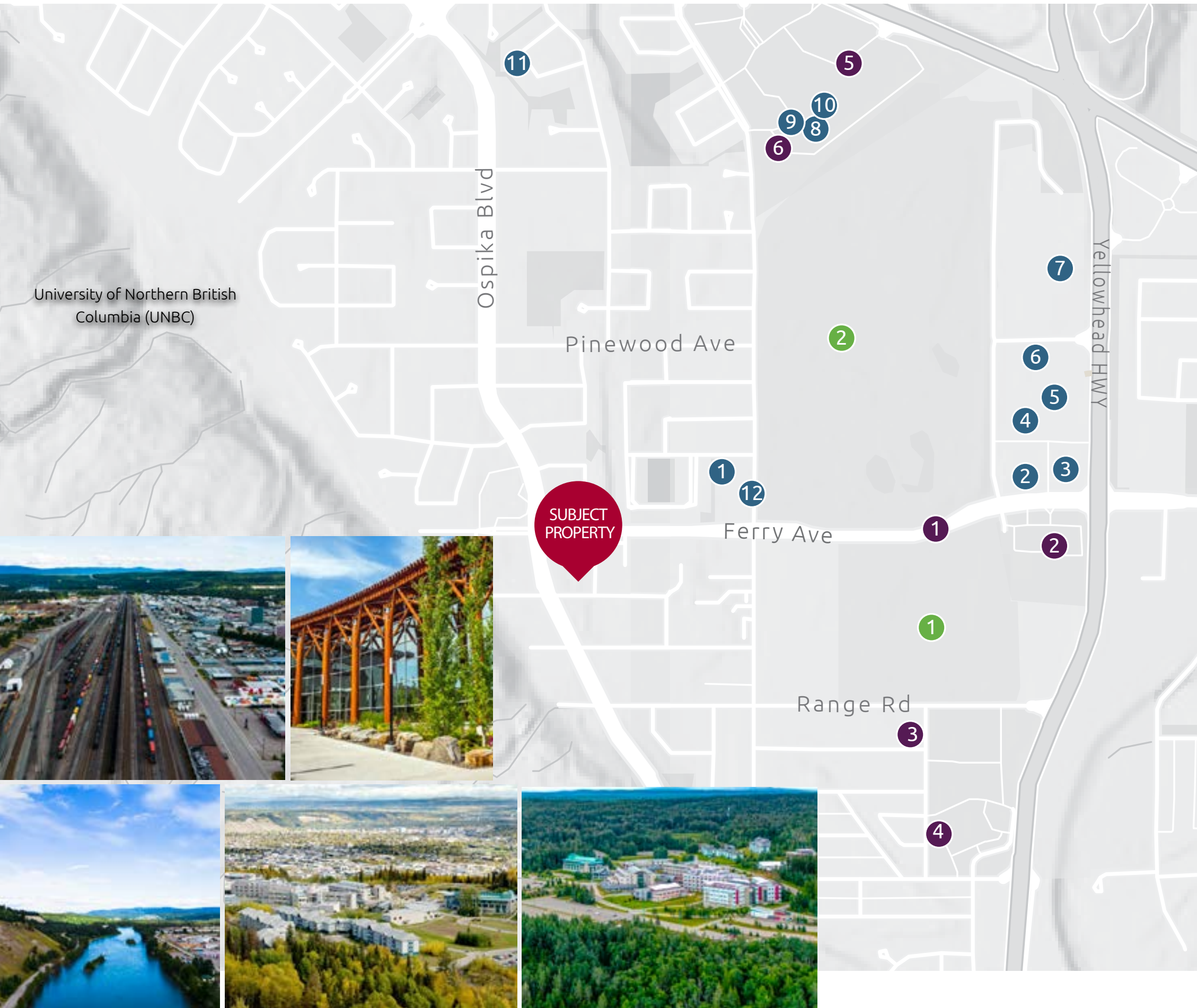
The City of Prince George has the convenience of being centrally located in the Province of British Columbia. The Prince George International Airport offers several daily flights to Vancouver, as well as other daily flights to Victoria, Kelowna, and Edmonton.

Major employers in the City of Prince George include Northern Health Authority, School District 57, UNBC, Canfor Pulp, Canfor Wood Products, and Telus Mobility. Prince George is home to the University of Northern British Columbia, boasting an enrollment of over 4,000 students.

Prince George has a city population of 76,708 and a metro census conglomerate population of 89,490. It is often called the province's "northern capital". It is situated at the confluence of the Fraser and Nechako rivers.

The economy of Prince George is dominated by service industries. The Northern Health Authority, centred in Prince George, has a \$450 million annual budget and invested more than \$100 million in infrastructure. Education is another contributing economic driver to the city. The University of Northern British Columbia, the College of New Caledonia and School District #57, education adds more than \$780 million into the local economy annually.





AMENITIES

- CAFE/RESTAURANT
 - Westwood Public House
 - Tim Hortons
 - MR MIKES SteakhouseCasual
 - Subway
 - Freshii
 - Rockford Grill
 - Montana's BBQ & Bar
 - A&W Canada
 - New York Fries
 - OPA! of Greece Pine Centre
 - China Taste
 - Panago Pizza
- SHOPPING/SERVICES
 - Loblaw Pharmacy
 - Real Canadian Superstore
 - Costco Wholesale
 - Best Buy
 - Shoppers Drug Mart
 - Sport Chek
- PARKS & RECREATION
 - Pine Valley Golf Centre
 - Prince George Golf & Curling Club
 - Tofino Co-op
 - Fodo Store

FOR MORE INFORMATION, PLEASE CONTACT:

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