

# FOR SALE

1532 6th, Avenue  
West of Victoria Street



1532 6th Avenue,  
Prince George, BC

**\$2,450,000**

**Clint Dahl, PREC, REALTOR®**  
250.981.2070 | [clint@clintdahl.ca](mailto:clint@clintdahl.ca)

Royal LePage Aspire, Brokerage  
1625 4th Ave, Prince George, BC  
Independently Owned & Operated

 ROYAL LePAGE  
**COMMERCIAL**

# PROPERTY OVERVIEW

**\$2,450,000**

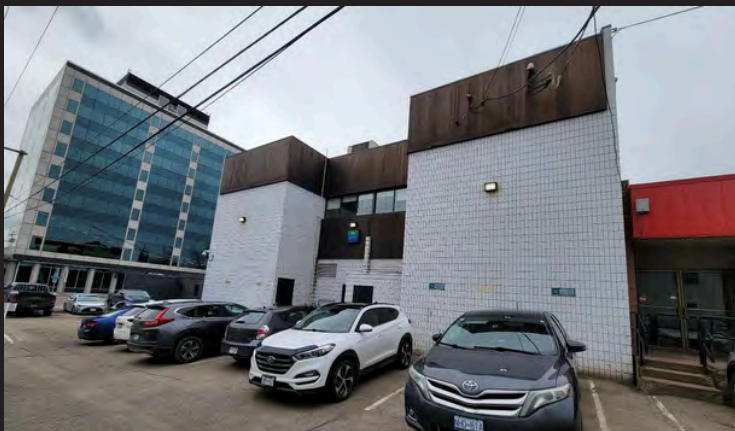
## Property Features

- Comprises two 30' x 110' lots for a total area of 6,600 sf.
- Two-storey concrete block building built in 1975.
- Can accommodate two or more users.
- Four exterior entrances.
- Each floor has two gas fired forced air furnaces with built in AC, and additional AC unit for upper-level server room.



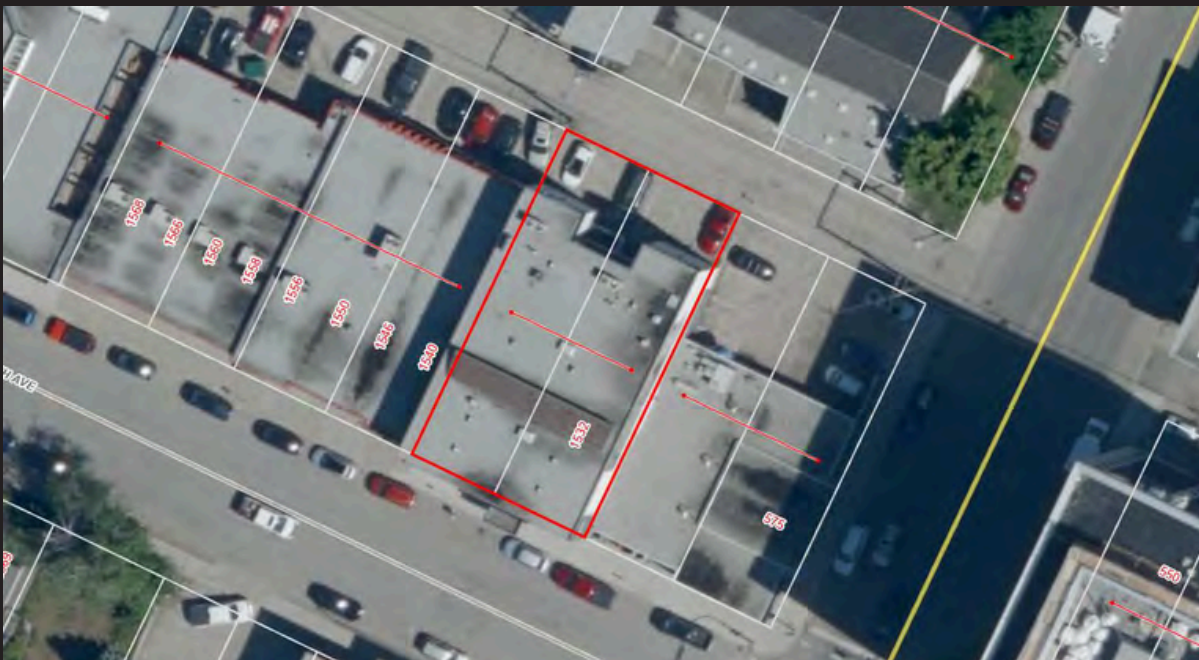
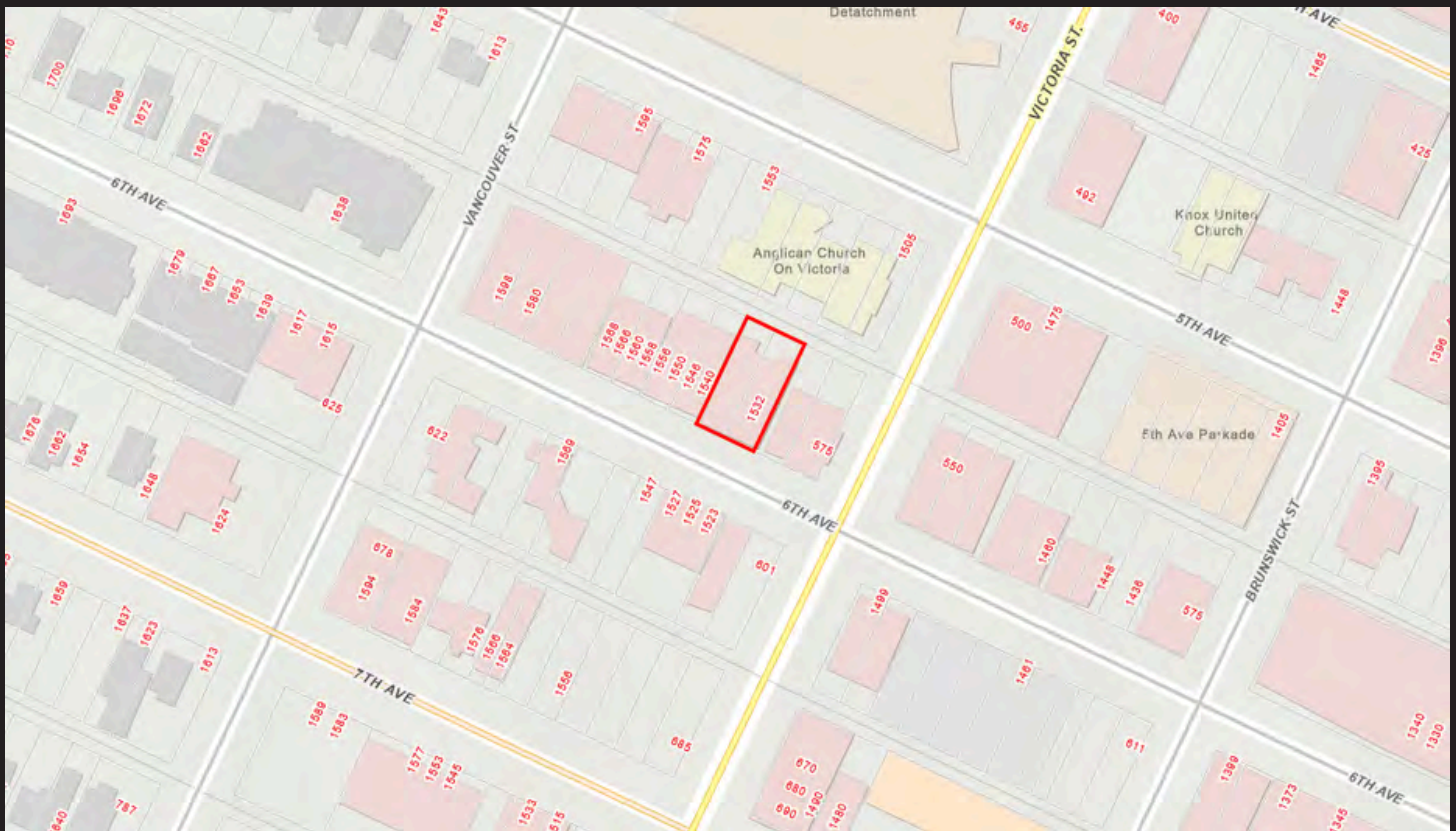


# PROPERTY PHOTOS





# LOCATION MAP



# LAND DESCRIPTION

## LEGAL DESCRIPTION

Legal: Lot 15 & 16 Block 161, District Lot 343 Cariboo District  
Plan 1268  
PID # 012-968-773, 012-968-781  
Title # CA4032356, CA4032357  
BC Assessment roll number 26-226-00-03536.000

## REGISTERED OWNER

Integris Credit Union  
1532-6th Avenue, Prince George, BC V2L 5B5

## SERVICES

Paved road, telephone, hydro, natural gas. City water, sewer, and storm sewer. Cable for television or high-speed internet. Public transit, Handidart, police, and fire protection.

## LEGAL NOTATIONS

Lot 15. This title may be affected by a permit under part 26 of the Local Government Act, see CA4123804

## ZONING

C1 (Downtown)

# CONSTRUCTION SUMMARY

Construction date 1975

Size  
Main floor 5,136 sf  
Second floor 5,236 sf  
Gross area 10,372 sf  
Ext. storage 49 sf

Electrical 200 and 400 ampere

Roof Torch on (2009)

Framing Concrete block

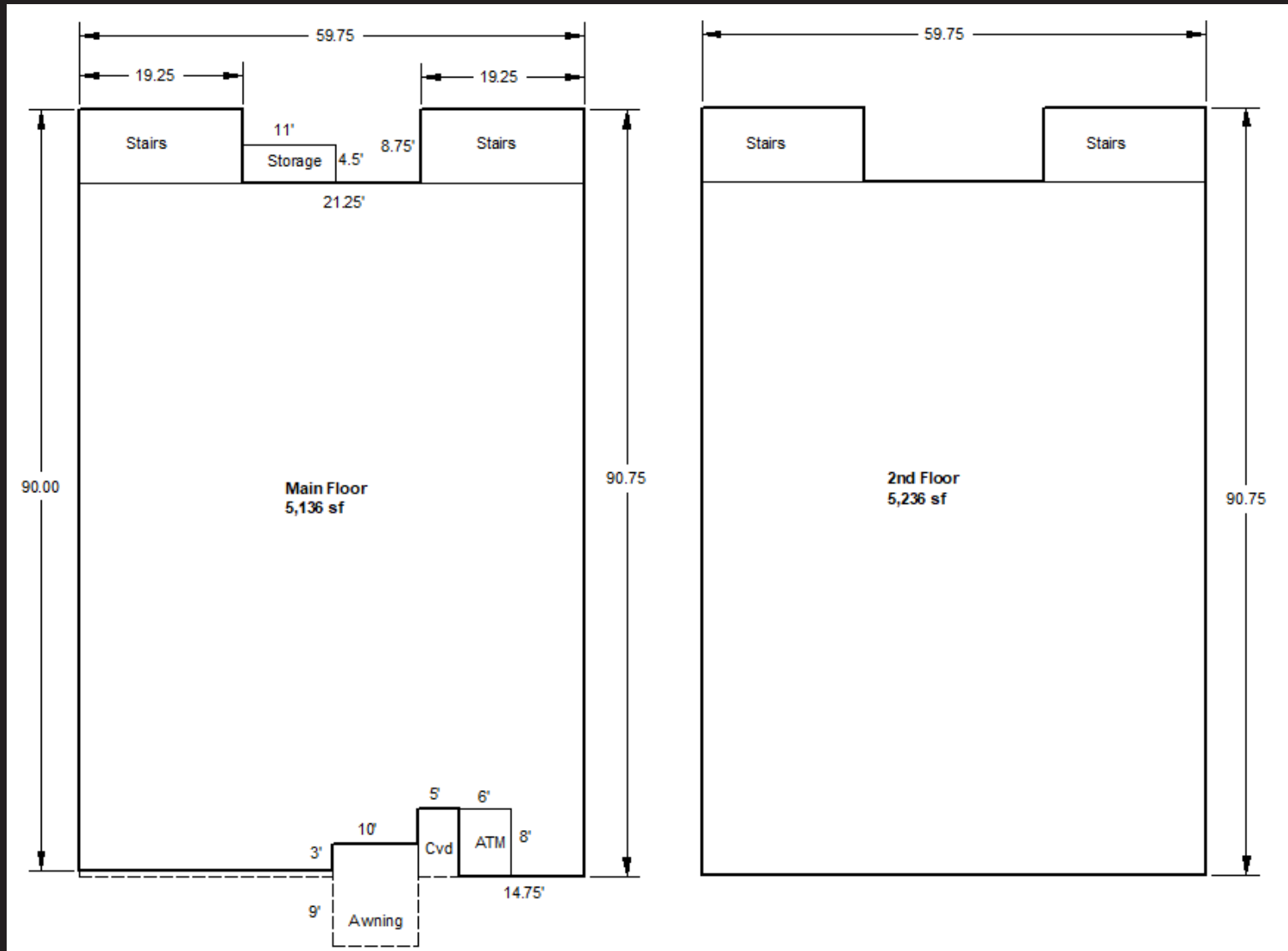
Foundation Poured concrete perimeter footings

Heating 4 forced air gas, electric baseboard

# CONSTRUCTION SUMMARY

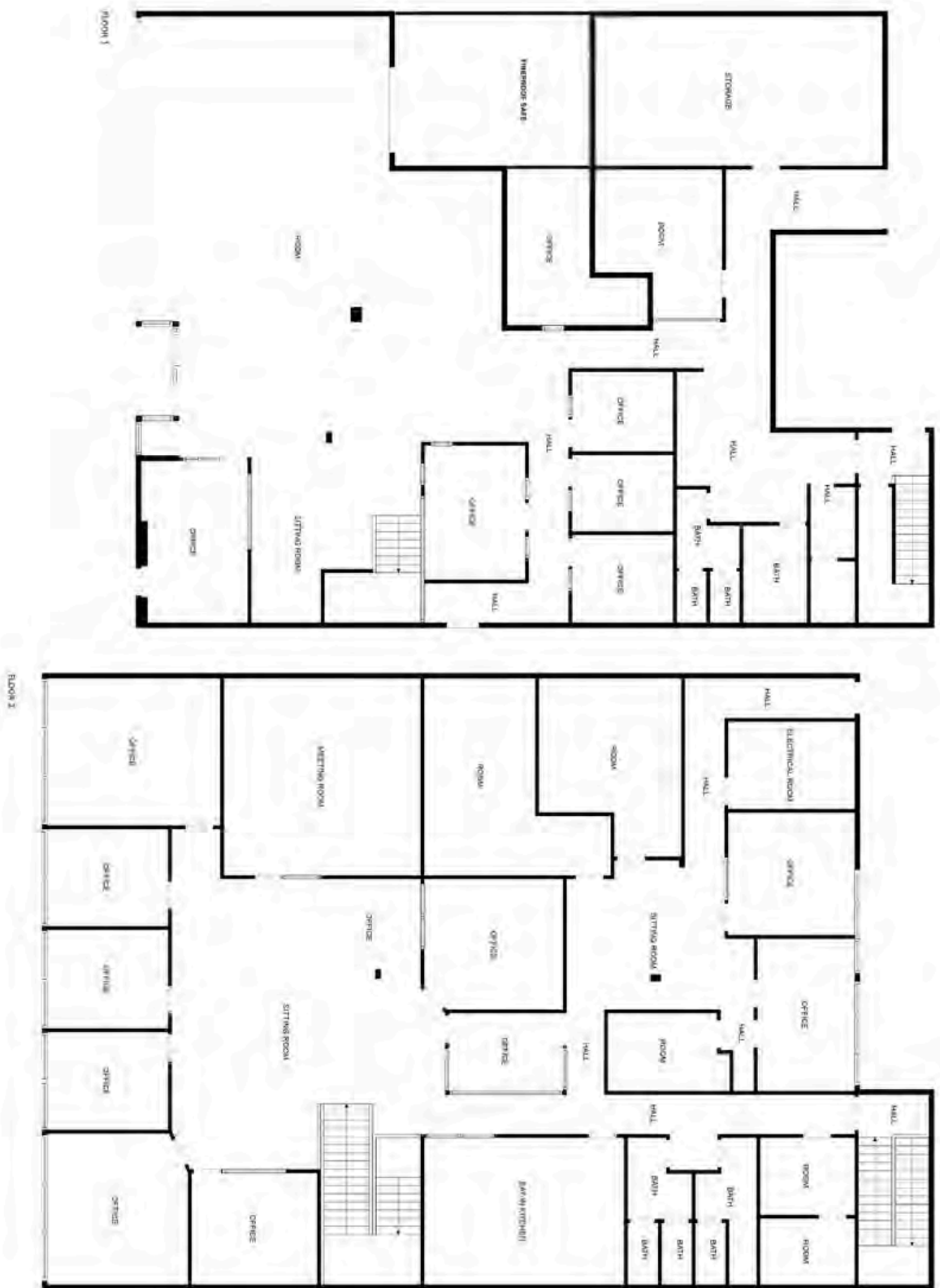
Air conditioning	1 AC unit in server room. Each furnace has built-in AC
Hot water	108 L electric
Plumbing	2pc, three 3 pc, two mop sinks, kitchen with dishwasher
Interior walls and ceilings	Gyproc, T-bar
Windows	Twin metal sash
Exterior siding	Painted concrete block with some metal siding at front, company signage
Flooring	Carpet tile, ceramic tile, vinyl
Lighting	Fluorescent tube, pot lights
Extras	Rear storage, awning, ATM room, six parking stalls, ceiling speakers, skylights, multiple exterior entrances, and security cameras.

# IMPROVEMENTS DIAGRAM





# FLOOR MAP





Clint Dahl, PREC, REALTOR®  
250.981.2070 | clint@clintdahl.ca

Clint Dahl is a Prince George area expert, offering over 15 years of relevant, firsthand real estate experience. He is a dedicated Commercial Real Estate professional providing his long-standing clients with exceptional resources and a best-in-class experience in Central and Northern BC. His areas of expertise include Industrial, Commercial, Vacant Land, Land Developments, Multi-Family and Retail Space. He serves and maintains strong and lasting relationships with his clients ranging from top Fortune 500 companies to small and upcoming businesses.

His deep understanding of the market and opportunities provides his clients critical advisory expertise across all asset types, including valuation for investment analysis, due diligence for office, industrial, retail properties and land transactions, feasibility and market rental studies, opinions of value and portfolio management. He has negotiated numerous lease and sale transactions continually ranked as one of the top producers including ranking 3rd in BC for 2024 and 8th Nationally in 2024 out of over 22,000 agents in the Royal LePage network.

Prior to joining Royal LePage Commercial, Clint served as Chairman of the Board at Initiatives PG and was on the Board of Directors of the Prince George Chamber of Commerce, both dedicated to the economic development of the Prince George area. Clint has earned top honors as a Royal LePage professional for the past 5 years including a 10-year Service Excellence Award. He studied at the College of New Caledonia. Dedicated to continued learning, he is currently completing his Certified Commercial Investment Member (CCIM) designation. Clint lives in Prince George with his wife and their 4 children. On their leisure time, they can be found on horseback, taking part in Cattle Penning competitions (frequently called “cow chasing”).

What others say about him:

“He knows how to keep deals together when things start coming off the rails”

“Understands how to work with municipalities and governing bodies to push projects forward”

“I welcome his ability to be able to get creative and think outside the box when needed in putting deals together”

“I appreciate his straight forwardness. He has talked me out of a few deals that in hindsight, I am really glad he did”

CLINT DAHL

# About Us

**Leverage Royal LePage Commercial's incredible growth & market presence!**

Royal LePage Commercial professionals meet criteria for knowledge, experience and performance, providing credible, quality representation you can rely on. They engender a culture of collaboration where knowledge, information and resources are developed and discreetly shared between large urban centres and smaller markets, coast-to-coast.

This partnership mentality is further extended to their respected industry associates, all with the goal of collaborating to meet unique client needs. Whatever your Commercial Real Estate need, Royal LePage Commercial delivers – wherever you are, or wherever you need to be!

**Royal LePage: A brand that stands for high-quality service.**

For 110 years, Royal LePage REALTORS® have been helping Canadians buy and sell their homes and supporting the communities where they live and work.

#### MOMENTUM AND GROWTH



**+20,000**

REALTORS®  
coast to coast

#### INCREDIBLE REACH



royallepage.ca

**60**

MILLION  
annual visits/year\*

#### STRONG HERITAGE



**110**

YEARS  
of success in  
Canadian real estate

#### THE VOICE OF CANADIAN REAL ESTATE

**#1**  
**+7.6**

BILLION  
media impressions†

We are the  
**MOST QUOTED**  
real estate brand!

#### A CULTURE OF GIVING BACK



**\$41**

MILLION  
raised for the  
Royal LePage  
Shelter Foundation‡

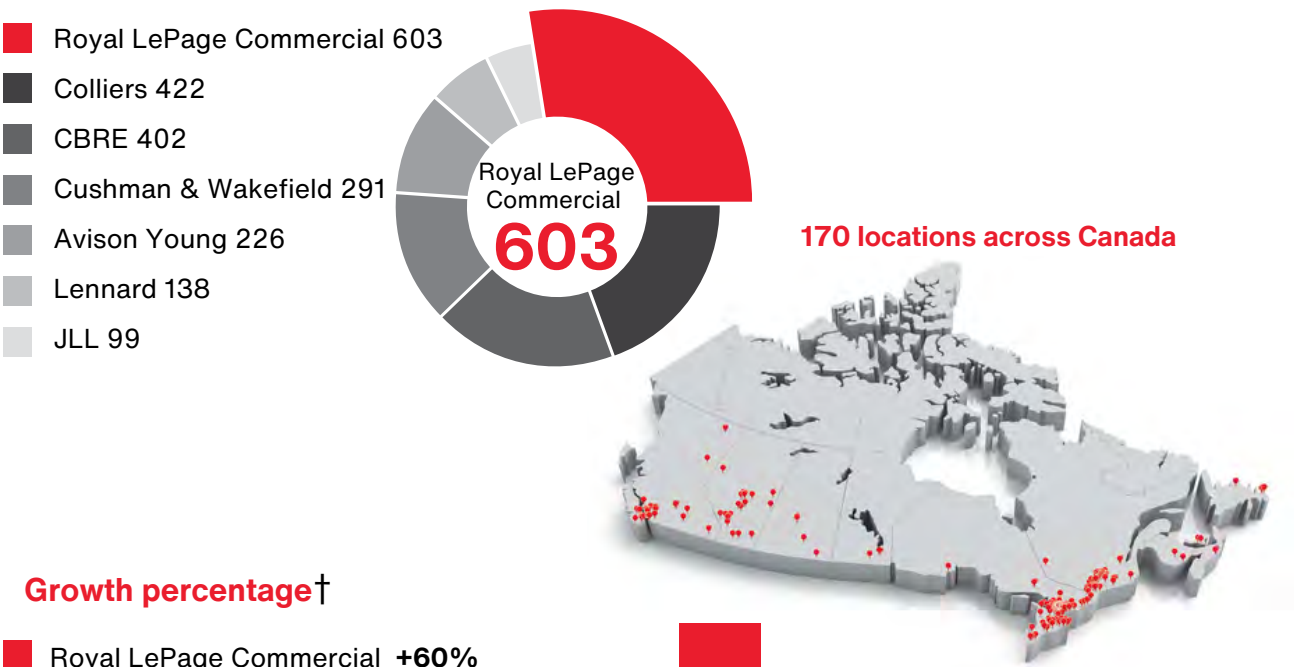
ROYAL LEPAGE COMMERCIAL



# The Royal LePage Commercial Advantage

- LePage Commercial REALTORS® understand the commercial real estate landscape, have access to a national professional referral network, and provide their clients with sound, expert advice. They are committed to delivering the results you need.
- The largest and fastest growing commercial brokerage in Canada with over 500 REALTORS®
- Commercial analytics, marketing & communications and collaboration.
- Expertise in commercial sales, leasing, sale of business, industrial, agricultural, land development, multi-family and specialty use.

## Number of brokers\*



## Growth percentage†

