



REALTOR®



2291 NICHOLSON Street Prince George British Columbia

\$5,700,000



Located in the desirable Carter Light Industrial Area of Prince George, BC, this exceptional investment property spans 1.08 acres and features a well-maintained building of approximately 27,002 square feet. The property offers a diverse income stream with five fully occupied commercial bays, leased by reliable tenants, and three consistently rented residential suites generating strong rental income. A major value-add is the roof replacement completed within the last five years, minimizing future maintenance costs. With its prime location, stable tenancies, and mix of industrial and residential revenue, this property presents an excellent opportunity for investors seeking long-term returns in a high-demand area. (id:6769)

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