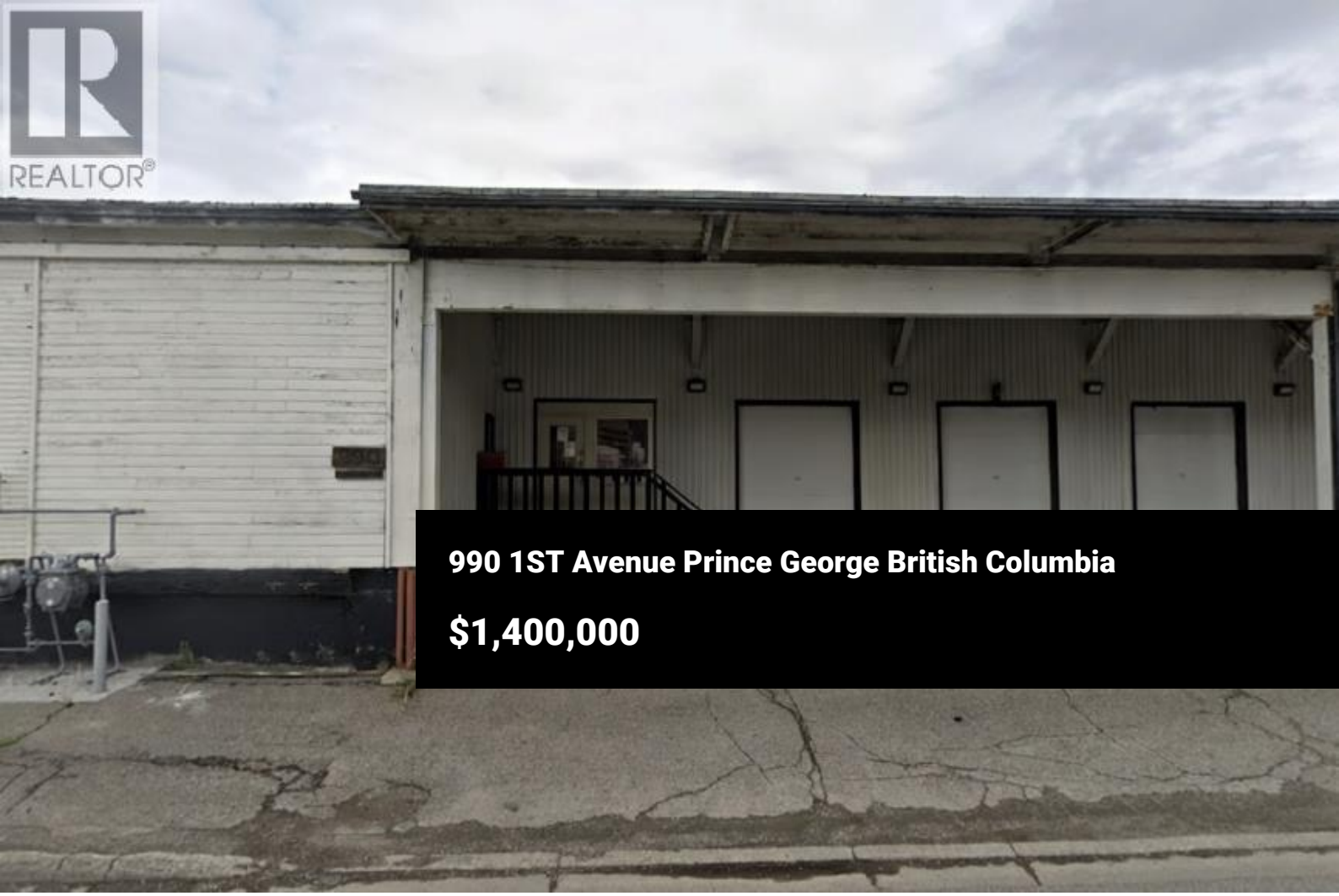

990 1ST Avenue Prince George British Columbia

$1,400,000

Rare opportunity to acquire a high-exposure commercial building along 1st Avenue, with CN's main east-west rail line directly behind-offering excellent visibility and logistical advantage. This 18,000+ sq ft property is highly flexible, easily demised into multiple units for multi-tenant income or ideal for an owner-user seeking a cost-effective warehouse and operational space. Features include a mix of cold and heated storage, supporting a wide range of industrial and commercial uses. The building's authentic "old soul" character provides a unique aesthetic rarely found in newer construction-perfect for boutique retail, vintage concepts, or creative studio space. Priced well below assessed value, this is a compelling opportunity for investors or businesses looking to establish and scale in a high-demand location. (id:6769)

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