

43.7 ACRES OF INDUSTRIAL LAND FOR SALE

# 1755 HIGHWAY 5

VALEMOUNT, BC

Fully Fenced, Levelled, Gravelled and Secure



**MAX WILTSHIRE**

Personal Real Estate Corporation  
Industrial Sales & Leasing  
+1 604 640 5810  
max.wiltshire@cushwake.com

**DEREK NYSTROM**

Personal Real Estate Corporation  
+1 604 644 8652  
derek.nystrom@macdonaldcommercial.com



**CUSHMAN &  
WAKEFIELD**

**Macdonald**  
COMMERCIAL



# 1755 HIGHWAY 5

VALEMOUNT, BC



Macdonald  
COMMERCIAL

## THE OPPORTUNITY

Cushman & Wakefield and Macdonald Commercial are pleased to present the opportunity to purchase 43.7 acres of premium M1 light industrial land in Valemount, BC.

The property is fully fenced, levelled, gravelled and secure with frontage on Highway 5, offering excellent exposure and connectivity to nearby thoroughfares. The property benefits from immediate proximity to rail and road infrastructure, the village of Valemount and the Alberta border.

Ideally located on well maintained highway infrastructure connecting to the cities of Edmonton, Calgary, Red Deer, Prince George, Kelowna, Kitimat, Terrace, and Vancouver.

<b>Civic Address</b>	1755 Highway 5, Valemount, BC
<b>Legal Address</b>	Block F of the South East 1/4 of District Lot 7354 Cariboo District
<b>P.I.D.</b>	015-200-906
<b>Location</b>	Fraser - Fort George (Robinson Valley)
<b>Zoning</b>	M1 Light Industrial
<b>Site Area</b>	43.7 Acres
<b>Subdividable</b>	Yes
<b>Property Tax (2024)</b>	\$69,690.99
<b>Asking Price</b>	\$4,500,000



**\$4.5M**  
ASKING PRICE

# 1755 HIGHWAY 5

VALEMOUNT, BC



Macdonald  
COMMERCIAL

## LOCATION

The village of Valemount is an emerging hub for businesses seeking access to the Rockies and Northern BC, offering unique opportunities for logistics, tourism, resource, and service-based businesses. Well connected with major road infrastructure routes connecting to Vancouver, Calgary, Edmonton, Prince George and Grand Prairie.

## DRIVE TIMES

Jasper, BC	1H 20M
Kamloops, BC	3H 30M
Kelowna, BC	5H 30M
Prince George, BC	3H 10M
Red Deer, AB	5H 40M
Edmonton, AB	4H 50M
Calgary, AB	5H 20M
Vancouver, BC	7H

