



# FOR SALE

1150 3RD AVENUE  
PRINCE GEORGE, BC

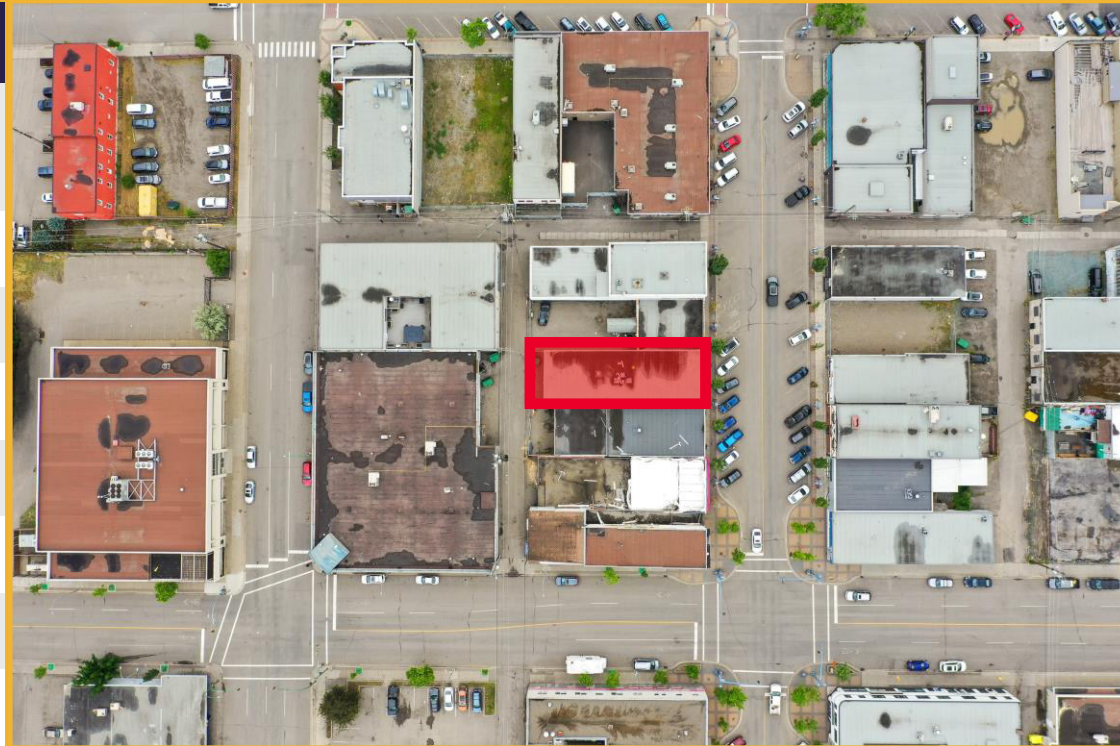
**Prime Investment Opportunity**



# SALIENT DETAILS

## 1150 3rd Avenue, Prince George

<b>Legal Description</b>	LOT 11 BLOCK 43 DISTRICT LOT 343 CARIBOO DISTRICT PLAN 1268
<b>PID</b>	009-481-761
<b>Gross Leasable Area</b>	8,181 SF
<b>Site Area</b>	3,738 SF
<b>Zoning</b>	C1 -Commercial
<b>OCP</b>	Downtown Smart Growth on the Ground
<b>Gross Taxes (2025)</b>	\$16,677.85
<b>Assessed Land Value (2025)</b>	\$582,000



## PROPERTY HIGHLIGHTS

- High Yield Investment
- Government Covenant Tenant
- Stable Cash Flow With Recent Lease Renewal
- Accessible Price Point For Entry Investors

Cushman & Wakefield ULC ("C&W") is pleased to introduce the exceptional investment potential of 1150 3rd Avenue—a long-term, government-covenanted, single-tenant, triple-net lease opportunity in downtown Prince George. This property presents a rare chance for entry-level investors to secure a competitive yield backed by a high-covenant tenant, recently renewed on a long-term basis with expressed interest in remaining for the foreseeable future.

Prince George is a key market in Northern BC, with established institutional presence from Northern Health, the University of Northern British Columbia, the College of New Caledonia, the Province of British Columbia, and the Federal Government of Canada. The property is centrally located in downtown Prince George, surrounded by shops, art galleries, and entertainment venues, and anchored by the Prince George Conference and Civic Centre, Canfor Leisure Pool, Prince George Public Library (Bob Harkins Branch), and Two Rivers Art Gallery.

The area has experienced steady revitalization and growth, with nearby developments including purpose-built rental housing, mixed-use buildings, and upgraded public infrastructure. This central location—combined with increasing residential density and proximity to key civic and cultural destinations—supports long-term value and strong tenant demand.



# DEMOGRAPHICS

## 5 KM

POPULATION

**47,534**

AVG HOUSEHOLD  
INCOME

**\$105,350**

LABOUR FORCE  
PARTICIPATION

**61.0%**

## 3 KM

POPULATION

**21,551**

AVG HOUSEHOLD  
INCOME

**\$90,662**

LABOUR FORCE  
PARTICIPATION

**57.7%**



## KEY FEATURES

- Excellent location in Prince George's Downtown
- Single tenant asset with secure long-term covenant in-place
- Various retail amenities in the vicinity  
Enhance rental income to achieve improved investment returns
- Upgraded to accommodate full handicap accessibility, and new HVAC unit on the roof





# INTERIOR





# AERIAL MAP



**1150 3RD  
AVENUE**

**1**

**Regional District of  
Fraser-Fort George**

**2**

**Canada Labour  
Market Area Ofc**

**6**

**Surplus  
Herby's**

**3**

**BC Provincial  
Court Registry**

**4**

**Canada Life  
Assurance Co**

**5**

**Hospital  
Employees' Union**





For more information, please contact:

**ELY GOLVIN**

Personal Real Estate Corporation  
Associate Vice President  
Development Land & Investment Sales  
+1 604 640 5809  
ely.golvin@cushwake.com

**GURJIVAN ATHWAL**

Land Development & Investment Sales  
Valour Real Estate  
+1 778 951 8275  
gurj@valourre.ca

**DAVE JARVIS**

Personal Real Estate Corporation  
Royal LePage Wolstencroft  
+1 604 644 1349  
davejarvis@royallepage.ca

700 West Georgia Street, Suite 1200  
tVancouver, BC V7Y 1A1 | Canada  
Direct: +1 604 683 3111  
cushmanwakefield.com

©2024 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.