

FOR LEASE

9503 & 9603 - 79 AVENUE, FORT ST. JOHN, BC



19,800 SF on 7.56 Acres | Multiple Flexible Leasing Options.

PROPERTY DETAILS

Municipal Address:	9503 & 9603 - 79 Avenue, Fort St. John, BC
Zoning:	M1 - Light Industrial
Year Built:	2007
Site Size:	± 7.56 Acres 329,314 SF

Gross Leaseable Area	5,000 SF ground floor office 5,000 SF second floor office* 3,800 SF storage space 6,000 SF mechanic shop Approximately 6 acres (261,360 SF) of yard/additional land
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*Second floor is currently tenanted
by Terus Construction (Owner)

OPPORTUNITY

Sale Price:	Contact Listing Agent
Lease Rate:	\$19.00/SF

Taxes:	\$78,573.65 (2025)
Availability:	Negotiable

Jordan Sengara,
Vice President
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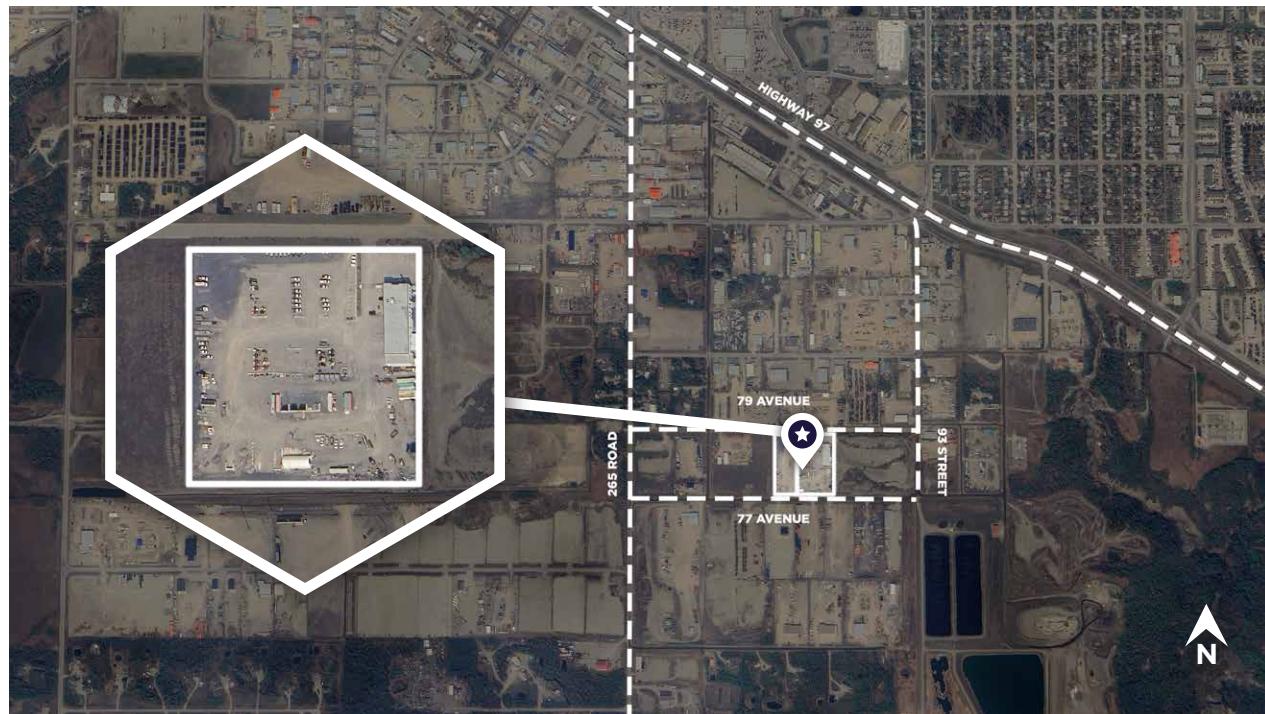
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PROPERTY PHOTOS



AERIAL



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