

CUSHMAN & WAKEFIELD
Edmonton

FOR SALE/LEASE

±18,840 SF ON ±7.56 ACRES AVAILABLE

9503 & 9603 79 AVENUE

FORT ST. JOHN, BC

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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April 2026

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Jeff Drouin Deslauriers, SIOR®
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PROPERTY DETAILS

LEGAL DESCRIPTION	Plan 24895; Lot 3 & Lot B - BCP17495
MUNICIPAL ADDRESS	9503 & 9603 - 79 Avenue, Fort St. John, BC
ZONING	M1 – Light Industrial
YEAR BUILT	2007
SITE SIZE	± 7.56 Acres
SITE COVERAGE RATIO	3.13%
BUILDING SIZE	3,660 SF Main floor Office 3,660 SF 2nd floor Office 3,660 SF storage/basement 7,860 SF Shop/warehouse **Total 18,840 SF**
LOADING DOORS	Grade (6) 16'x16'
POWER	800 A, 120/208 V, 3 phase 4 wire (TBC)
SUMPS	Yes

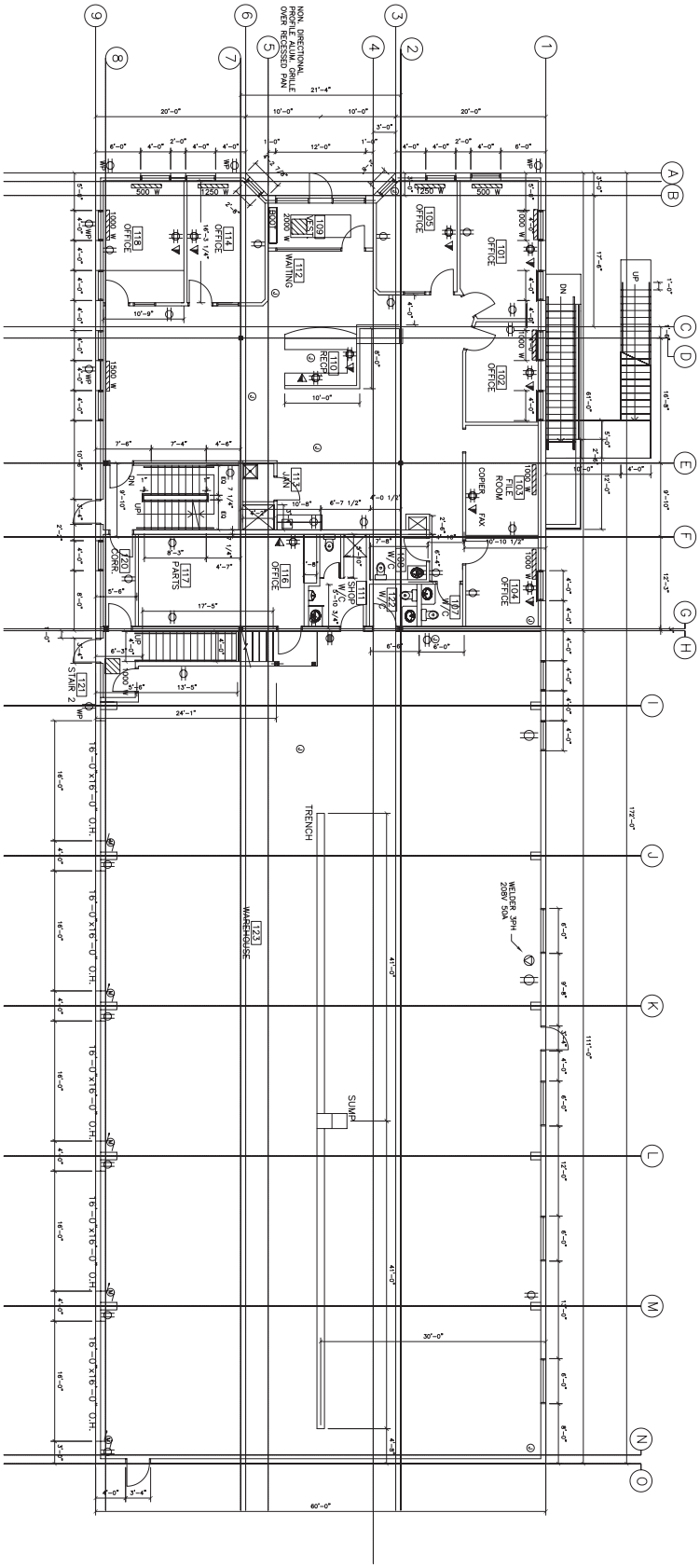




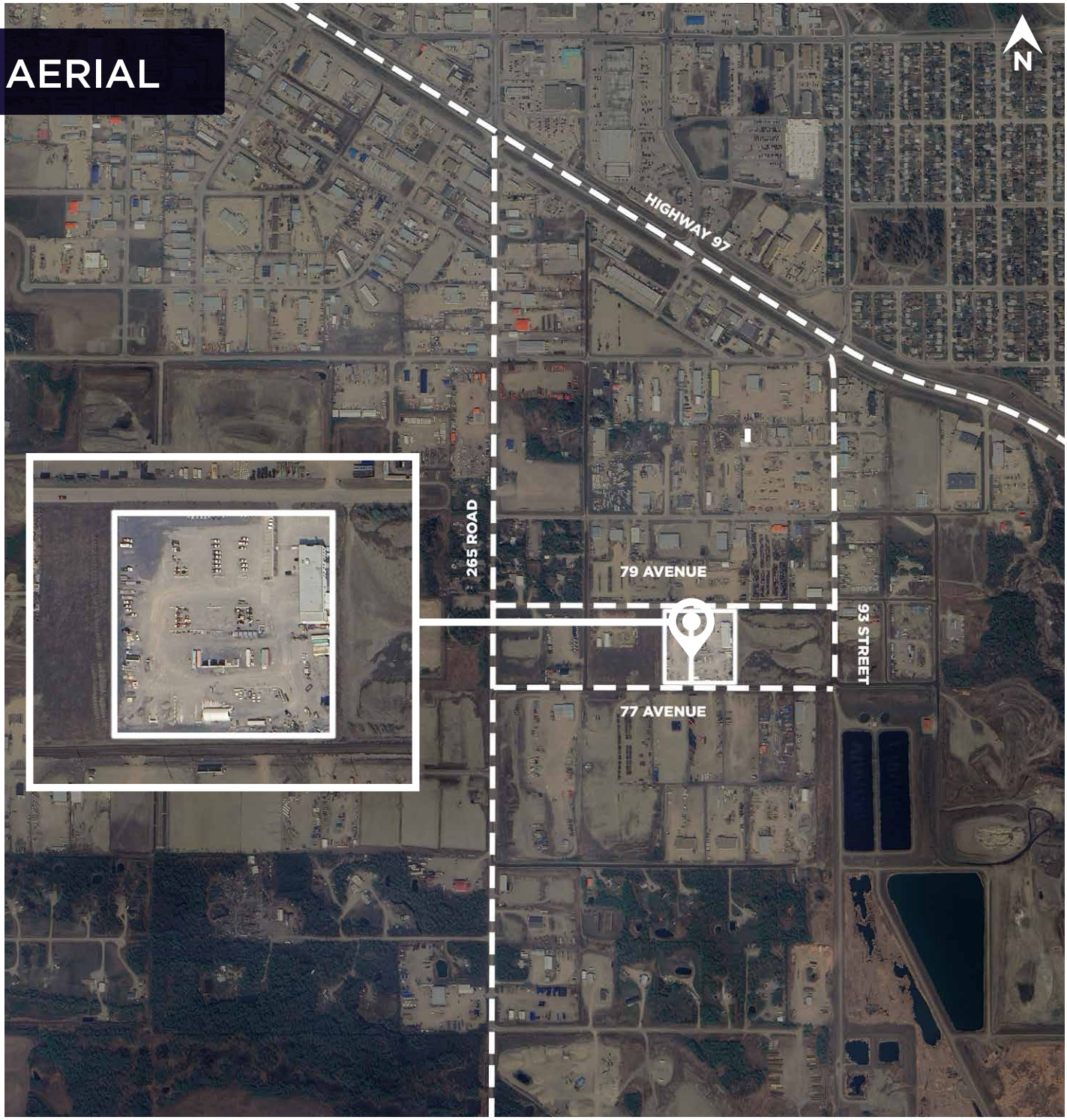
AVAILABILITY	**Negotiable**
LEASE RATE	**$19.00 /SF**
OPERATING COSTS	**Self-managed**
SALE PRICE	**$5,000,000**
TAXES	**$78,573.65 (2025)**



FLOOR PLAN
(MAIN FLOOR)



AERIAL



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