

FOR SALE



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



JORDAN SENGARA

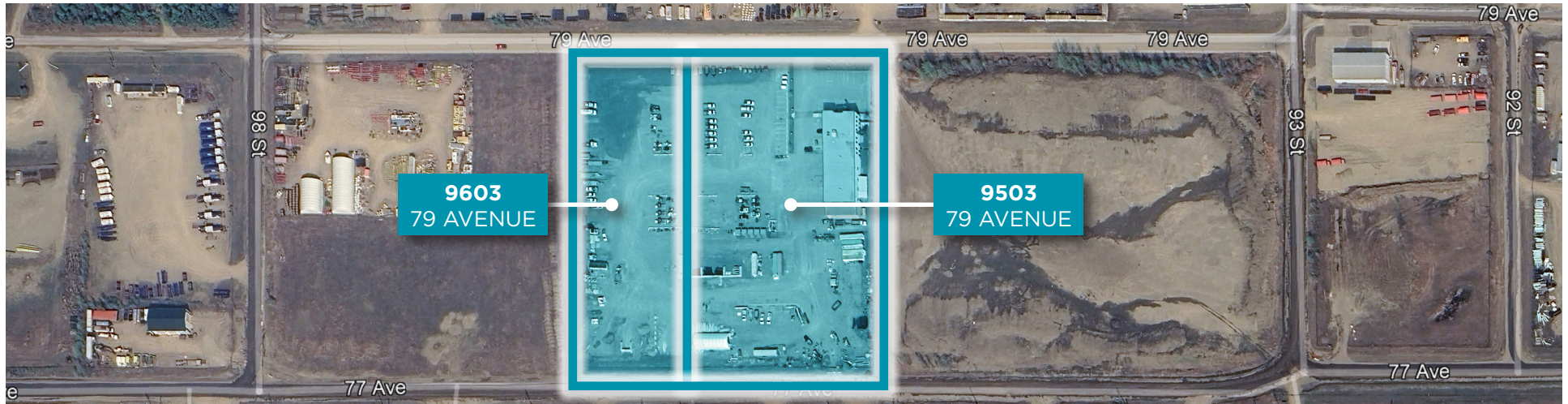
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18,840 SF ON 7.56 ACRES

FOR SALE



OPPORTUNITY

The opportunity to acquire 9503 & 9603 79 Avenue presents a rare chance to purchase a well-improved industrial property on 7.56 acres within Fort St. John's established industrial market. The property includes approximately 18,840 SF of functional industrial and office space, complemented by a large yard area suitable for storage, parking, or future expansion.

The offering provides a compelling blend of existing income and long-term flexibility, with a portion of the building currently owner-occupied. The Light Industrial (M1) zoning, surplus land, and scale of improvements make this property well suited for owner-users, investors, or industrial operators seeking a strategic foothold in the market.

LOCATION

The subject property is located at 9503 & 9603 79 Avenue in Fort St. John, British Columbia, within a well-established industrial area. The property benefits from efficient access to Highway 97, the region's primary transportation corridor, providing strong connectivity throughout the Peace River region.

The surrounding area is characterized by service commercial and light industrial uses, including contractors, logistics providers, and industrial businesses supporting the region's energy and construction sectors. The location offers convenient access to downtown Fort St. John, retail amenities, and major employment areas, while maintaining strong exposure and functionality within an industrial setting.

SALIENT DETAILS

CIVIC ADDRESS	9503 & 9603 79 Avenue, Fort St. John, BC
PID	008-043-337 & 026-281-082
LEGAL DESCRIPTION	Lot 3 & Lot B Section 30 Township 83 Range 18 West of The 6th Meridian Peace River District Plan 24895 & BCP17495
SITE AREA	7.56 AC 329,314 SF
LOT DIMENSIONS (ESTIMATE)	379.36 ft x 577.13 ft
ZONING	M1 - Light Industrial
YEAR BUILT	2007
ANNUAL TAXES (2026)	\$78,573.65
ASKING PRICE	\$5,000,000