

FOR LEASE



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



18,840 SF ON 7.56 ACRES

PROPERTY OVERVIEW

Salient Details



9503 & 9603 79 Avenue, Fort St. John

Legal Description	Lot 3 & Lot B Section 30 Township 83 Range 18 West of The 6th Meridian Peace River District Plan 24895 & BCP17495	Gross Leaseable Area* Second floor is currently tenanted by Terus Construction (Owner)	Main floor office:		3,660 SF
			Second floor office:		3,660 SF
			Basement storage:		3,660 SF
			Shop / Warehouse:		7,860 SF
			TOTAL		18,840 SF
			Yard / Additional land:		Approximately 6 acres (261,360 SF)
PID	008-043-337 & 026-281-082	Parking Spaces	17		
Zoning	M1 – Light Industrial	Year Built	2007		
Site Area	7.56 AC 329,314 SF	Annual Taxes (2026)	\$78,573.65		
Sale Price	Contact listing agent	Lease Rate	\$19.00 PSF, NNN		
Availability	Negotiable				

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