



44000 Sq Ft Warehousing For Sale

**Landtran Buildings
1550 1st Ave, Prince George BC**

Asking Price: \$5,950,000



**DAVE FULLER, MBA, REALTOR, TEAM POWERHOUSE REALTY LTD
250-617-7467 WWW.BUSINESSREALTOR.CA**



OPPORTUNITY OVERVIEW

This is your rare opportunity to purchase the Landtran buildings on 1st Avenue in Prince George.

Solidly built and well maintained, these buildings consist of 3 Warehouses each with multiple loading docks. Every warehouse has access to the lease of a CN rail siding that enables the owner to have considerable logistical movement of goods via truck or train.

These 3 industrial warehouses with CN Rail line access are in a prime location on 3.09 acres in Prince George on a main thoroughfare with potential for additional building.

The warehouses are 17000 sq ft, and two at 13,500 sq ft. Each has office space.

Ideal for manufacturing, distribution, construction, mining or recycling. There is high demand for warehouse space in Prince George.

Considerable parking for trucks, trailers and staff.

Owners have outgrown the space and may be willing to a 1 year lease as they proceed with their expansion plans.

Priced below current construction replacement and land acquisition costs.

For More Information and the full package
Please contact your commercial realtor or Dave Fuller 250-617-7467



44,080 Sq Ft of Warehousing

on 3.09 Acres of
Prime Real Estate in
Prince George

3 Warehouse Buildings Solidly Built Concrete Block

8%

Priced at an 8% Cap
rate at \$12/sq foot
lease rate

CN Rail Siding

12 Loading Docks

Priced to Sell \$5,950,000