

FOR SALE

LONDONPACIFIC
REDEFINING LAND



SERVICE COMMERCIAL

3.25 ACRE DEVELOPMENT LAND

2317 GOOK ROAD, QUESNEL



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Current Zoning

C4

Proposed OCP Designation

Service Commercial

Gross Site Area

± 3.25 Acres

Lot Coverage

40%

Building Height

10.67m (35ft)

FSR (Estimated)

1-1.25

Price

\$1,298,000

THE OPPORTUNITY

OVERVIEW

2317 GOOK ROAD, QUESNEL

London Pacific is proud to be able to present for sale this exceptionally well-located parcel of land ready for redevelopment in the scenic and popular City of Quesnel.

Consisting of just over 3.25 acres of flat land zoned C-4, this parcel is possibly in one of the best and most highly visible locations as you enter Quesnel, in fact, it is immediately after the Quesnel sign on Hwy 97 going north. The site is located within 600m of Walmart Supercentre, Loblaws, Sandman Hotel, and many other commercial services.



THE SITE

THE OPPORTUNITY

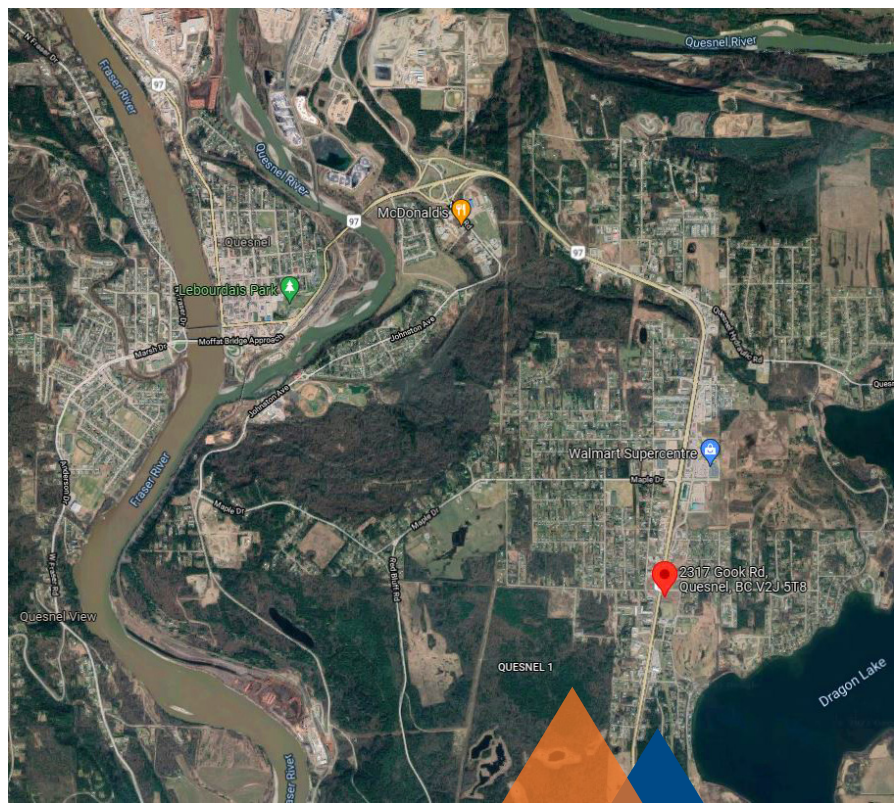
HIGHLIGHTS:

- + Over 3.25 acres
- + Highly visible on Hwy 97
- + Zoned as C4 allowing a wide range of uses
- + Exceptionally well located within South Quesnel
- + Develop for own use or build to suit and hold the investment
- + 2015 traffic study showed over 7,000 vehicles per day passing the site
- + Great location for light industrial / auto dealers / gas station

For a wide variety of uses, including facilities such as dealers of cars, RV's, snowmobiles or trucks, this parcel cannot be beaten. The zoning also allows a whole range of different uses which are deemed to be Service Commercial, including a gas station, self storage, commercial nursery, retail stores, including coffee shop, and also allows an accessory dwelling unit, meaning at least one house for use of a manager or owner of the business.

As this lot has apparently never been built on, it is to be assumed that an environmental study will be clean, and once necessary permits are obtained, this will be ready to develop as home to your new business or used as a rental investment property.

Within a block of Walmart, the Sandman Inn, Loblaws along with many other big box retailers and right by the elementary school, this is the next logical development site as part of the City of Quesnel's expansion towards William's Lake. The area of South Quesnel is the most popular area of expansion at the moment with new residents coming from the Lower Mainland to enjoy this area's quieter way of life.



THE NEIGHBOURHOOD

QUESNEL, BC



Located in the central interior of British Columbia, on the traditional territory of the Lhtako Dene, in Quesnel, it is possible to live life to the fullest.

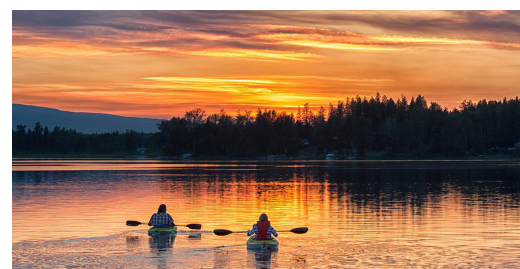
Home to around 10,000 people Quesnel and another 13,000 living in the surrounding area. With affordable housing costs, accessible amenities, and short commutes, residents are able to get out and enjoy the nature that surrounds them. Industry is based in nature, but residents love to get out there for fun, too. Winter sport abound on this historical norther BC town, including cross country skiing & snowmobiling. A community that values heritage, while embracing innovative ideas and opportunities to thrive.

From pre-contact to the fur-traders, to the gold rush prospectors and pioneer families, to the expansion of the forest industry and entrepreneurs of today, Quesnel's history has a rich connection between land and people.

The City of Quesnel is surrounded by the Cariboo Regional District Areas A, B, C, and I. Quesnel covers an area of 35.38 km².

The City's Economic Development Department focuses on activities that support business retention and expansion, resident, visitor, and business attraction, workforce development and attraction, and occasional sector specific projects. The Economic Development Transition Strategy Plan builds on those services by targeting initiatives aimed at economic diversification and community well-being.

With a strong support system, this is where small business thrives.





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E & O.E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate. * Personal Real Estate Corporation

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