

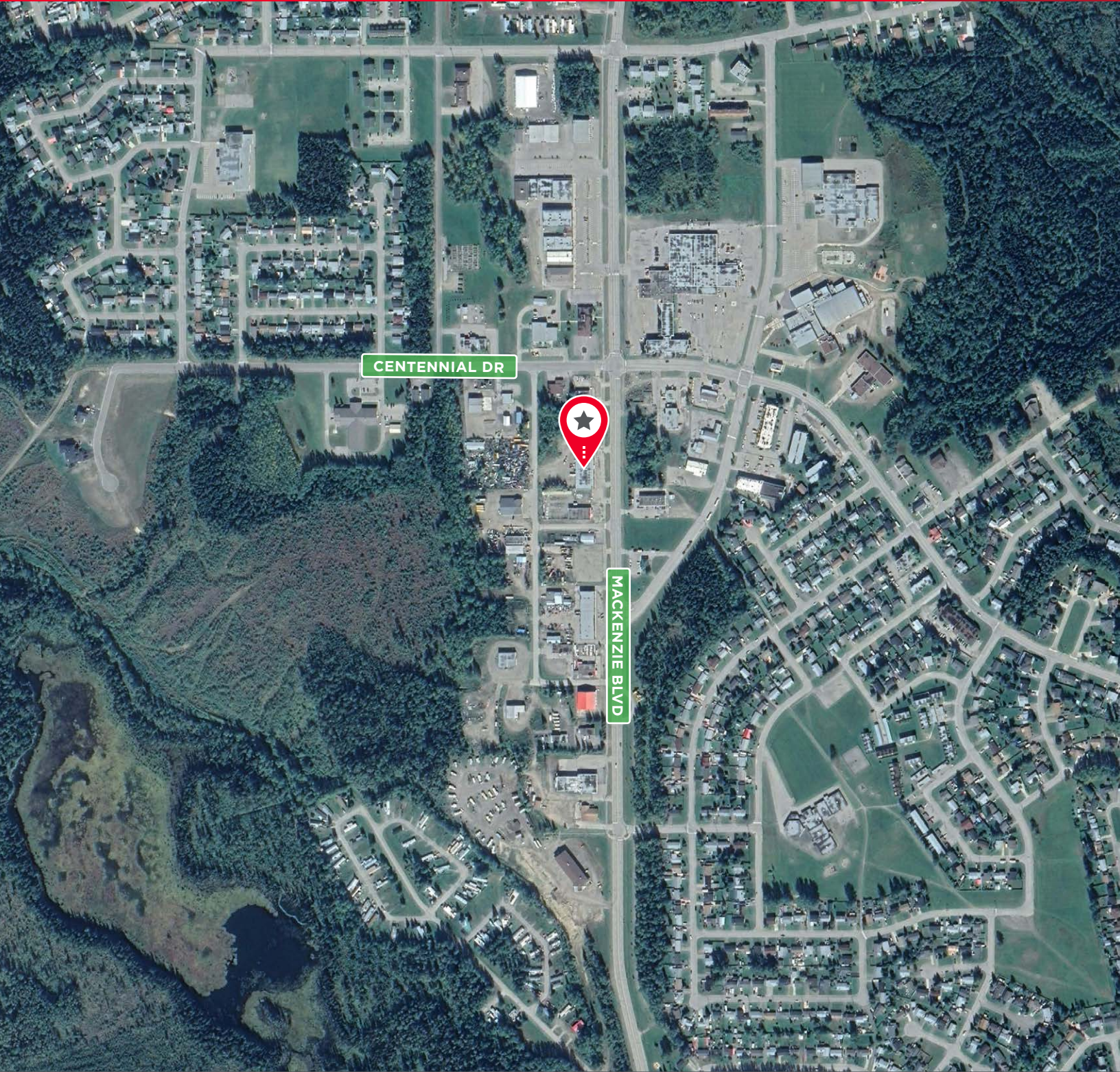


**CUSHMAN &
WAKEFIELD**

FOR SALE

320 MACKENZIE BOULEVARD

MACKENZIE, BC



Bill Randall

Personal Real Estate Corporation

Senior Vice President

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WAKEFIELD**

FOR SALE

320 MACKENZIE BOULEVARD

MACKENZIE, BC



LOCATION

Mackenzie is two hours north of Prince George and has a population of 4,539 (2019). It is the commercial centre of a vast resource area serving forestry, mining and recreational interests. It is well served by road and rail.

SITE DESCRIPTION

Retail/commercial building located on the main highway in Mackenzie. High exposure and High traffic location.

LEGAL DESCRIPTION

Lot B, District Lot 12463, Cariboo District Plan 18122
Except Plans 18515 and 21788
PID: 011-176-814

BUILDING SIZE

16,000 sq. ft.

SITE SIZE

1.35 acres

ZONING

C-1 (General Commercial)

OCCUPANCY

93%

PROPERTY TAXES

\$14,681.32 (2019)

CURRENT NET INCOME

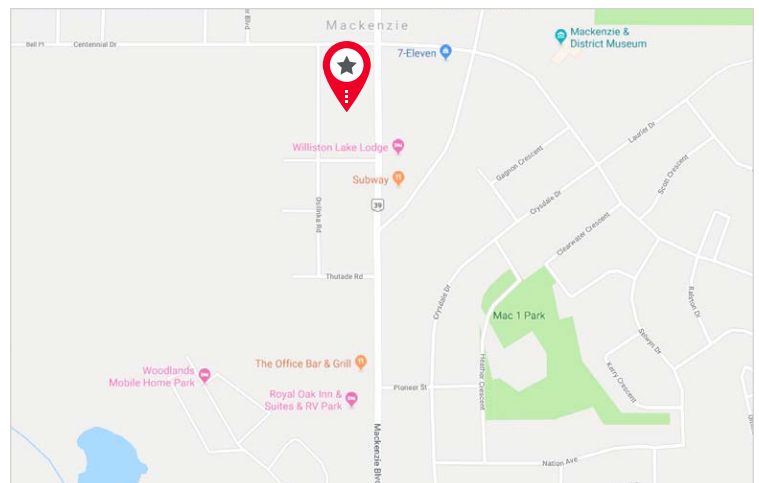
±\$100,00 /year

ASKING PRICE

\$1,250,000

FULLY LEASED NET INCOME

±\$110,000 /year



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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