



**CUSHMAN &
WAKEFIELD**

MACKENZIE CENTRE MALL WITH ALEXANDER MACKENZIE HOTEL & TIMBERMAN INN MOTEL AND OPERATING LRS LICENSED LIQUOR STORE



LOCATION

The properties are well located and comprise the main town centre of Mackenzie, BC. Mackenzie is two hours north of Prince George and has a growing 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.

ADDRESSES

403 Mackenzie Boulevard & 71 Centennial Drive, Mackenzie, BC

SITE SIZES

9.51 acres & 1.23 acres
Total 10.74 acres

ZONING

CD-1

IMPROVEMENTS

403 Mackenzie Boulevard ±81,000 sq. ft. shopping centre &
100 room hotel

71 Centennial Drive 25 room motel

VALUE OF LRS LICENSE

\$600,000 - \$700,000

NET INCOME

8 Year Average ±\$755,000
2018 \$542,000

TENANTS INCLUDE

- BC Government Liquor Store
- Royal LePage Realty
- Bank of Nova Scotia
- Mackenzie Co-Op Food Store & Pharmacy*
- Royal Bank of Canada
- Red Apple Store
- H&R Block

OPERATING BUSINESSES

- Liquor / Beer & Wine Store
- Timberman Inn Motel
- Alexander Mackenzie Hotel

PROPERTY TAXES (2018)

\$83,168.67 / \$10,558.36

TAX ASSESSMENTS (2018)

403 Mackenzie Boulevard

Land	\$258,000
Building	\$5,267,000
Total	\$5,525,000

71 Centennial Drive

Land	\$58,200
Building	\$785,000
Total	\$843,200

SALE PRICE

\$9,000,000

* Co-op is commencing a \$4,000,000 renovation in June 2019

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