



**CUSHMAN &
WAKEFIELD**

FOR SALE
4.02 ACRE INDUSTRIAL SITE
DAWSON CREEK
BRITISH COLUMBIA



Bill Randall

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4.02 ACRE INDUSTRIAL SITE

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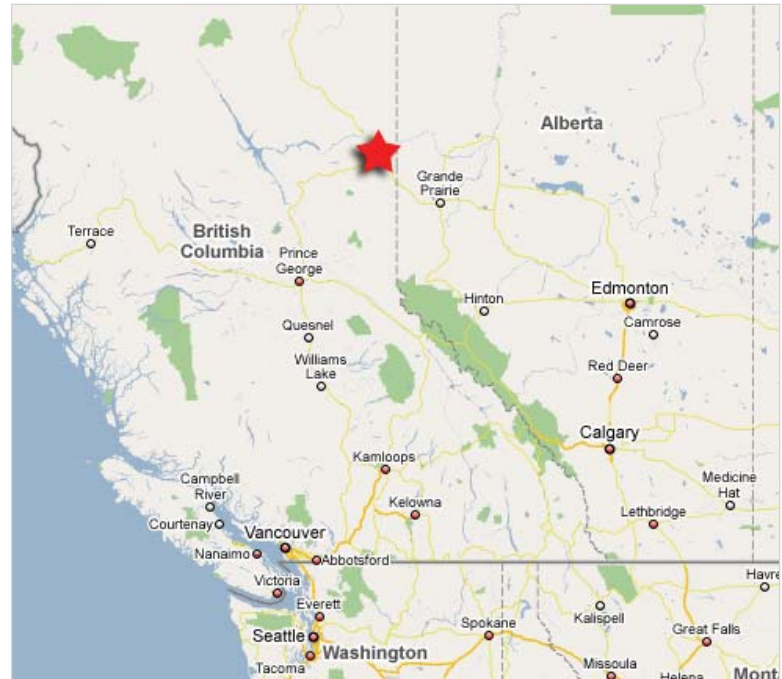
BRITISH COLUMBIA

OPPORTUNITY

These strategically located properties offer the right purchaser the opportunity to own valuable industrial land in a variety of sizes in one of the most economically exciting areas in Canada.

REGIONAL ECONOMIC FACTS

- Dawson Creek boasts a highly diverse economy for a community of 13,000. Primary industries include agriculture, forestry, tourism and, most recently, energy.
- Dawson Creek sits in the centre of the Montney resource play - estimated to be among the largest and most lucrative natural gas resource plays in North America.
- Several of the largest and most innovative energy firms in the world are now operating in the region including:
 - BP PLC
 - Shell
 - Enaca
 - Arc Energy Trust
 - Murphy Oil
 - CH2MHill
 - Calfrac
 - Flint
- Dawson Creek is a transportation centre for oil and gas coming out of Alberta to be shipped to Asian markets.



ZONING

M-2 Light Industrial

FEATURES

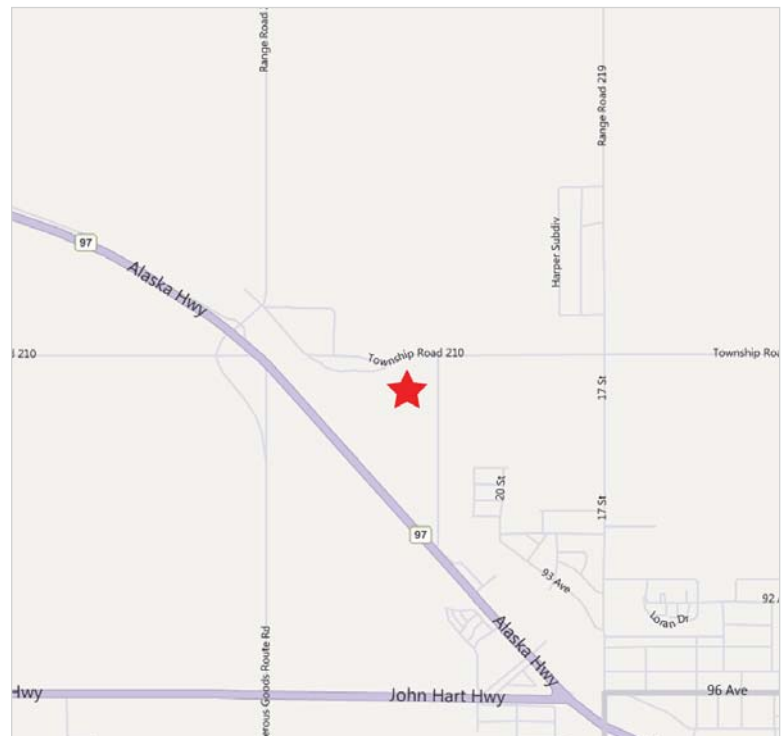
- Serviced to the lot line
- Excellent access to the Alaska Highway.

SERVICES

The properties are serviced to the lot line

ASKING PRICES

LOT A	4.02 acres	\$392,000
LOT 3	4.10 acres	SOLD
LOT 4	8.64 acres	SOLD
PARCEL A	3.04 acres	SOLD



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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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