



**FOR SALE**

# MACKENZIE, BC

INDUSTRIAL SITES FROM 1.30 - 12.28 ACRES  
VACANT SITES & LEASED SITES AVAILABLE



RITCHIE ROAD

SHEPPARD ROAD

MILL ROAD

8 MIN DRIVE TO  
DOWNTOWN MACKENZIE →



MACKENZIE  
AIRPORT

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### LOCATION

Mackenzie's serene location in the Northern Rocky Mountain Trench, two hours north of Prince George, provides strategic access to a resource planning area larger than Vancouver Island. Excellent air, ground, rail, and marine transportation links are the methods of access to a hotbed of mining potential, forestry operations, and adventure tourism opportunity. While Mackenzie's economy is primarily dependent on the forest industry, local companies have also benefited from servicing the mining exploration and development sector.

### SITE FEATURES

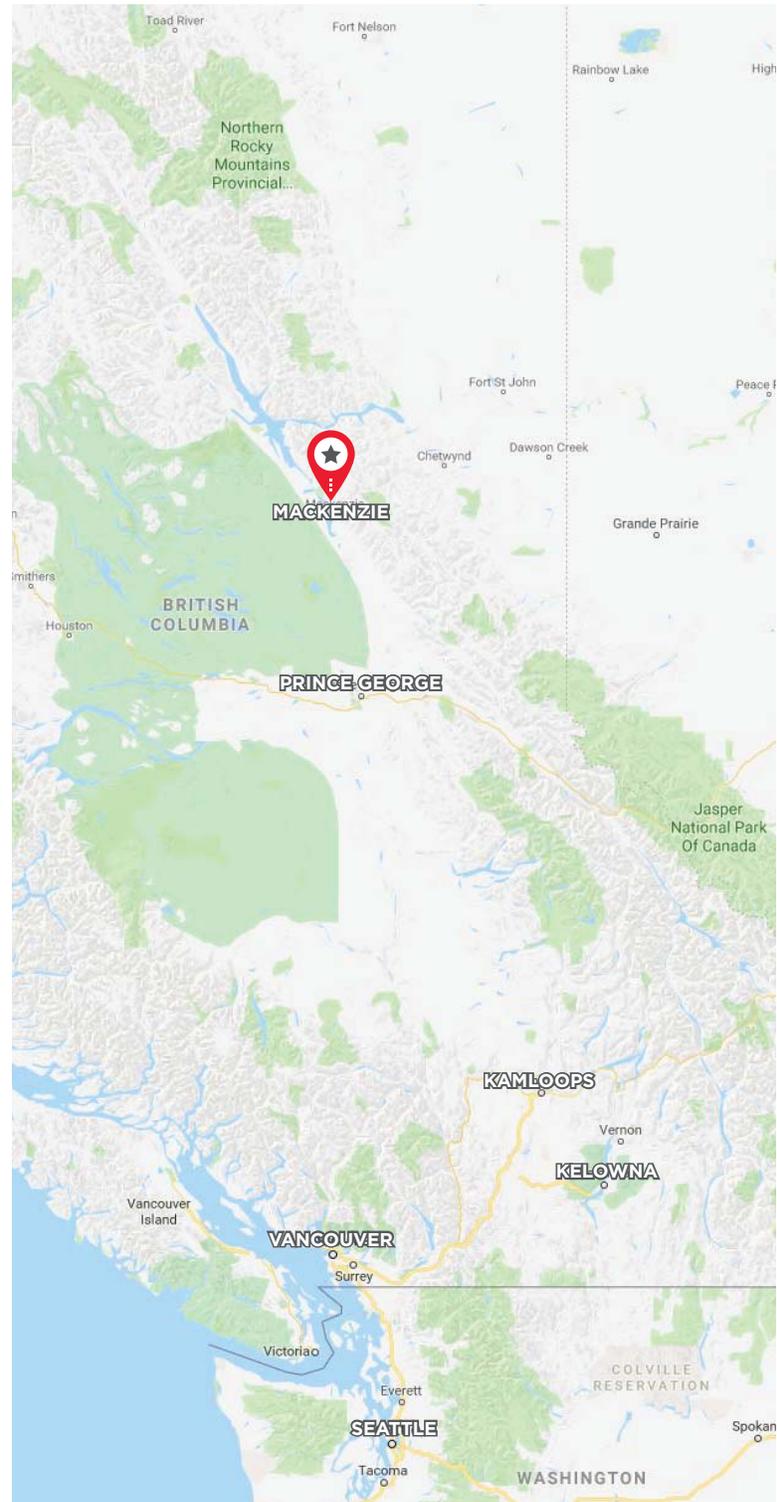
- Lots are level
- Good road access
- Good soils

### ZONING

M-2 (General Industrial)

### LOT SIZES & PRICES

1300 Mill Road	4.05 Acres	\$170,000
1350 Mill Road	4.60 Acres	\$185,000
1181 Sheppard Road	1.86 Acres	\$98,400 <i>Leased at \$8,000 net/year</i>
1200 Sheppard Road	12.28 Acres	\$294,500 <i>Leased at \$34,260 net/year</i>
1201 Sheppard Road	1.30 Acres	\$66,000
1251 Sheppard Road	1.84 Acres	\$95,000
5355 Ritchie Road	1.59 Acres	\$87,500 <i>Leased at \$7,700 net/year</i>



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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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