



**CUSHMAN &
WAKEFIELD**

FOR SALE
NORTHGATE MALL
10440 100TH STREET
FORT ST. JOHN, BC

30,566 SF SHOPPING CENTRE ANCHORED BY GOVERNMENT LIQUOR STORE



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LOCATION

The subject property has excellent frontage along 100th Street, which is the main north/south traffic route through the City. The Property is located in the commercial core of Fort St. John.

The City of Fort St. John, is showing a steady growth, as the resource sector continues to improve and the final approval of the Site C Dam will have long lasting economic benefit to the area. With the opening of a new state-of-the art for rural health care hospital (2012), updated Official Community Plan, zoning bylaws and recently adopted development guidelines; Fort St. John is constantly planning for further growth by creating a strong, resilient community.

TENANTS

HB Wellness & Spa	2,081 sf
BC Liquor Distribution Branch	8,301 sf
On the Rocks Pub	6,664 sf
Hairbin	3,000 sf
B.R. Small Holdings	6,000 sf
On the Rocks Liquor Store	2,710 sf
Vacant	1,810 sf
Total Area	30,566 sf

LEASED AREA

ZONING

The subject property is zoned Downtown Core Commercial (C-2)

LEGAL DESCRIPTION

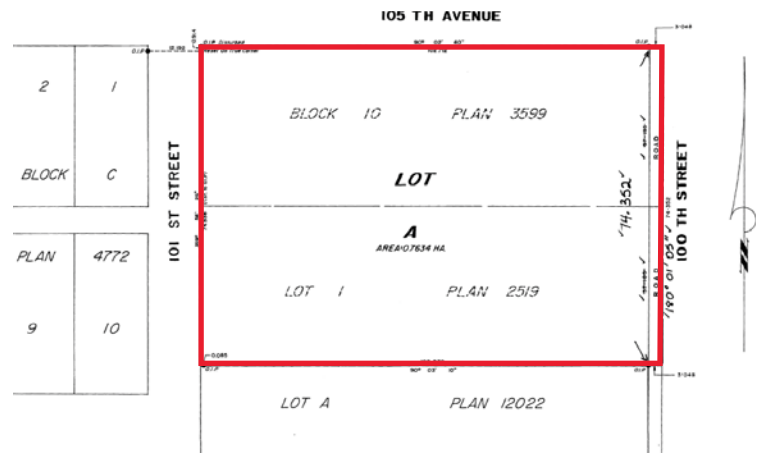
Lot A, LD 44, Section 1, TWP 84, Plan 27803
PID: 006-273-807

FULLY LEASED NET INCOME

Approximately \$496,000

SALE PRICE

\$6,750,000

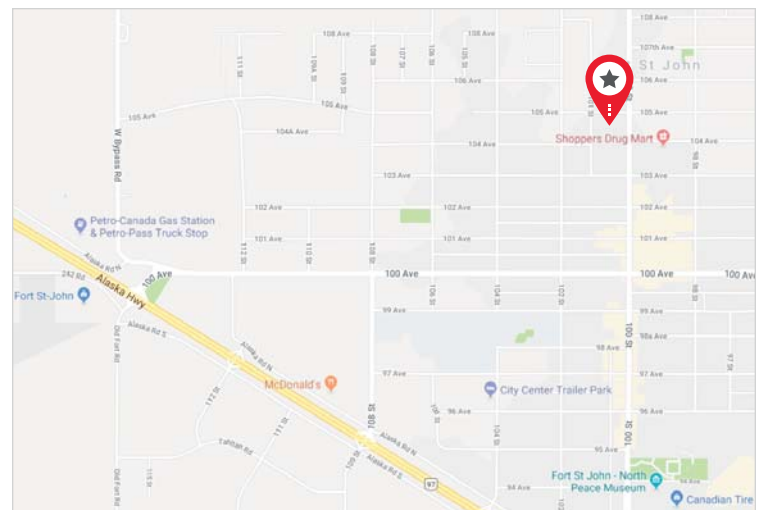


DEMOGRAPHICS



WITHIN
7 KM

1,440	Businesses
20,349	Daytime Working Population
23,077	Total Population
6.7%	Projected Growth (2017 - 2022)
9,335	Households
7.0%	Projected Growth (2017 - 2022)
Ages	26.8% < 19 66.2% 20 - 64 7.0% > 65 31.9 Median Age
\$127,737	Average Household Income



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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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