

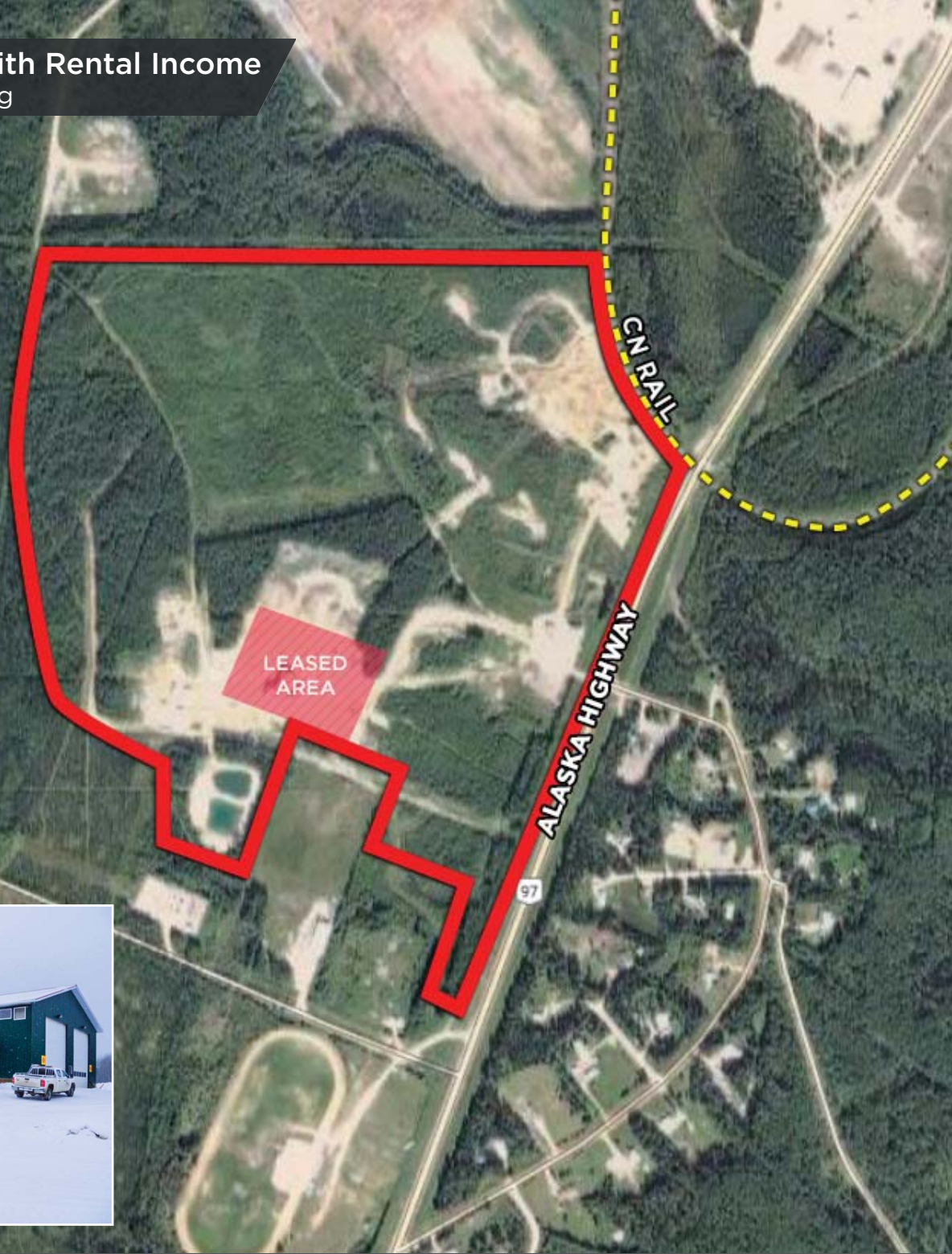


**CUSHMAN &  
WAKEFIELD**

FOR SALE

**2575 ALASKA HIGHWAY**  
FORT NELSON, BC

**168.7 Acres on Rail with Rental Income**  
Includes 11,000 sf Building



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WAKEFIELD**

# FOR SALE

## 2575 ALASKA HIGHWAY

### FORT NELSON, BC

#### LOCATION

Deep in the heart of the huge Horn River Basin shale gas play lies the community of Fort Nelson, the major centre of the Northern Rockies Regional Municipality. Located at mile 300 on the Alaska Highway, the economy is primarily based on the natural gas resource with one of North America's largest natural gas processing plants. The year round population is approximately 4,000 people including outlying areas. The community can also experience a seasonal population increase of 2,000 people in winter and approximately 140,000 visitors from April to September travel through the area.

#### LEGAL DESCRIPTION

LOT 1 DISTRICT LOT 1197 PEACE RIVER PLAN PGP46399  
PID: 024-930-920

#### LOT SIZE

168.7 acres

#### BUILDING FEATURES

- 11,000 sq. ft. building includes office, coffee room and a parts room
- 96' x 60' Shop with 2-18' x 20' doors and 1-10' x 16' door
- Wash Bay is 125' x 25' with 2-18' x 20' doors and 1-10' x 16' door that accesses a lean to tire storage
- Heated floor, with 600 volt power installed
- Yard has been graveled
- CN Rail is adjacent to the west property line

#### ZONING

M-2 (Heavy Industrial) – allows for a wide range of heavy industrial activity and service industrial uses.

#### PROPERTY TAXES (2016)

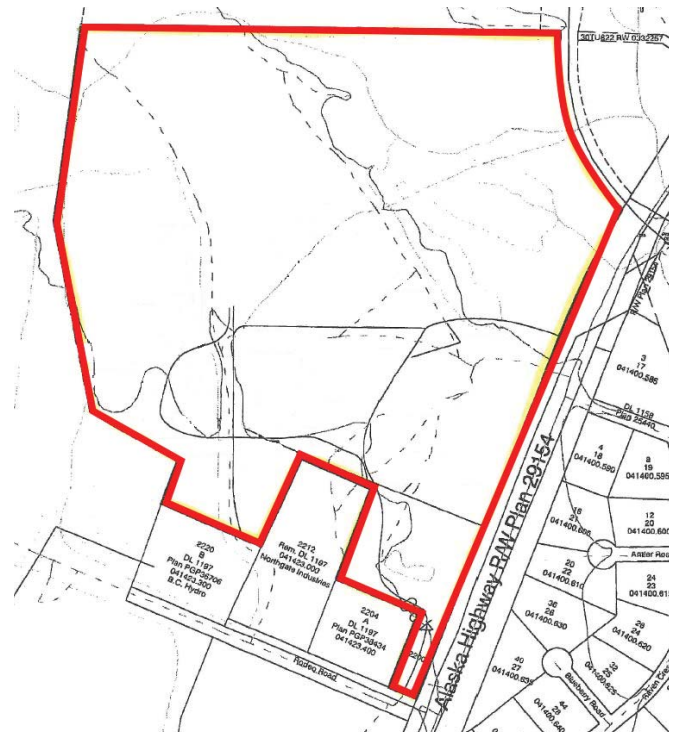
\$38,792.78

#### ASKING PRICE

\$4,400,000

#### RENTAL REVENUE

Current lease with Ledcor Highways Maintenance is for the building and 10 acres of land. Rental rate is \$273,900 net per annum. Lease expires June 17th, 2020.



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