



Light Industrial Land For Sale

9048 Sintich rd, Prince George BC



Sale Price \$1,100,000

- 2017 Phase 1 Environmental report available
- Good flat building sites
- Small Quonset shed on site
- Multiple access points and good access to highway

**Call Clint Dahl for Private Showing
250-981-2070**



www.investingpg.com

For Sale – 9048 Sintich rd

Property Details

Legal: LOT 1 DL751 CARIBOO DISTRICT PLAN 14660

PID: 012-138-401

Zoning: M2

Lot Size: 9.92 Acres

2016 Taxes: \$9,944.33



Royal LePage Prince George

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Presented by:
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EXPIRED
C8009673
Board: N
 Land Commercial

9048 SINTICH ROAD
 PG City South East (Zone 75)
 Sintich
 V2N 6C9

\$1,100,000 (LP)
 (SP)
 (LR sq. ft. 



Almost 10 acres of industrial property right across the street from the old Rustad Mill office site. Has access from Sintich Rd and from Pacific. Property is already fenced and has some great building sites as well as lots of storage. Small quonset shed located on site as well.

P.I.D.: 012-138-401
Property Type: Land Commercial
Zoning/Land Use: M2
Land Sz SF/Acres: 432,115 /9.92
Brochure:

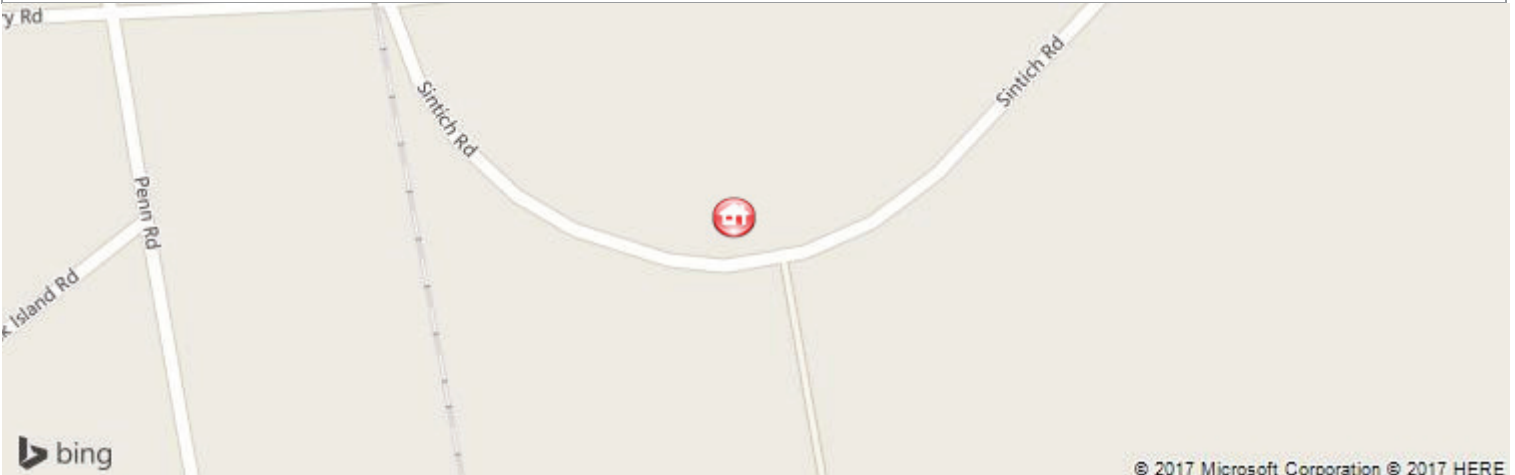
Prop. Tax/Year: \$9,944.33 / 2016
Width / Depth: /
Transaction Type: For Sale
Sale Type: Asset

Virtual Tour:

<p>Property Details</p> <p>Interest In Land: Freehold Environmental Assessment Phase: None Occupancy: Seller's Rights Reserved: No Amenities:</p> <p>Site Services: Cable at Lot Line, Electricity, Natural Gas at Lot Line, Natural Gas, City Water at Lot Line</p> <p>Restrictions:</p>	<p>General Building Details</p> <p>Subj. Space SqFt: Width / Depth: / Year Built: Complex Name: # of Buildings: # of Storeys: # of Loading Doors: # of Grade Doors: Parking Spaces: # of Elevators: Roof: HVAC: Building Type: Construction Type:</p>
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<p>Lease Details</p> <p>Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type:</p>	<p>Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Months): Lease Expiry Date:</p>	<p>Lease SubLease: Tot. Spce Avail for Lse: Subj. Unit Cont. Spce:</p>
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Firm: Royal LePage Prince George



Bylaw 8586

12.2 M2, M2n: General Industrial

12.2.1 Purpose

The purpose of this zone is to provide for a mix of business and light industrial uses.

Bylaw 8256

12.2.2 Principal Uses

- animal shelter
- auction, major
- auction, minor
- brewery & distillery, minor
- building & garden supply
- consulting, scientific and technical
- contractor service, major
- contractor service, minor
- education, commercial
- emergency service
- equipment, major
- equipment, minor
- fleet service
- industry, light
- manufacturing, custom indoor
- outdoor storage
- medical marihuana grow operation, only in M2n
- parking, non-accessory
- railway
- recycling centre, intermediate
- recycling centre, major
- recycling centre, minor
- restaurant
- service, household repair
- service, industrial support
- service station, major
- service station, minor

Bylaw 8656

Bylaw 8330

Bylaw 8586

12.2.2

Principal Uses (Continued)

- transportation depot
- truck or rail terminal, major
- truck or rail terminal, minor
- utility, major
- utility, minor
- vehicle rental, major
- vehicle rental, minor
- vehicle repair, major
- vehicle repair, minor
- vehicle sale, major
- vehicle sale, minor
- vehicle wash, major
- vehicle wash, minor
- veterinary service, major
- veterinary service, minor
- warehousing & storage
- wholesale
- wrecking yard

12.2.3

Secondary Uses

- residential security/operator unit

12.2.4 Subdivision Regulations

1. The minimum lot width is 18.0 m.
2. The minimum lot area is 1,000 m².

12.2.5 Development Regulations

1. The maximum site coverage is 80%.
2. The maximum height is 12.0 m.
3. The minimum front yard is 3.0 m.
4. The minimum side yard is 0.0 m, except it is 3.0 m if it abuts a residential lot or a flanking street.
5. The minimum rear yard is 3.0 m, except it is 1.2 m if it abuts a lane.

Bylaw 8256 **12.2.6 Other Regulations**

1. A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing.

Bylaw 8119

2. The maximum height for any wrecking yard use, not enclosed within a building, is the height of the solid screen which surrounds it, but in no case shall the wrecking yard use be higher than 3.0 m above the natural grade.

3. **Note:** In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening provisions of Section 6, the Parking and Loading regulations of Section 7, and the Development Permit Guidelines of Section 8.