



**21,000 Sq. Ft. Shop Located
in Fort Nelson, BC**



Chase Westersund
Personal Real Estate Corporation
chase@landquest.com
(778) 927-6634



Cole Westersund
Personal Real Estate Corporation
cole@landquest.com
(604) 360-0793



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21,000 Sq. Ft. Shop Located in Fort Nelson, BC

PROPERTY DETAILS

Listing Number:	25093
Price:	\$1,500,000
Taxes (2023):	\$32,000
Size:	3.29 acres
Zoning:	M-1

DESCRIPTION

21,000 sq. ft. shop located in Fort Nelson connected to municipal sewer and water. This concrete building was built in 2003 and has a metal truss system. There are a total of 12 bays and can be sub leased as singles or doubles. With overhead doors at the back and office/retail at the front. Each unit has its own overhead radiant heater. There is 3.29 acres of land. This would be ideal for someone operating in Northern BC as you can buy this at a fraction of the cost of what you would pay in Fort St John or Dawson Creek.

LOCATION

4800 46th Avenue - Fort Nelson, BC

DIRECTIONS

Contact Listing Agent.

AREA DATA

Fort Nelson has an approximate population of 3,902 individuals, however, this number is prone fluctuates at times with increases in regional

resource extraction and industry demand. The community of Fort Nelson is located in the northeast corner of British Columbia, near the confluence of three rivers (Muskwa, Prophet and Sikanni Chief) where they become the Fort Nelson River. The community is 387 km north of Fort St John. It was named after British Admiral Horatio Nelson, famous for the Battle of Trafalgar. Considered simply a town from 1987-2009, Fort Nelson is now a population center within the Northern Rockies Regional Municipality.

Economic

Fort Nelson, like any resource dependent town, faces its share of economic cycles. However, with the approval of the \$40 billion Kitimat LNG Facility, designed to transport Natural Gas along a \$600 million pipeline originating from British Columbia's Peace River region, Fort Nelson is likely to experience a sustained period of economic stimulus. The construction of this LNG facility will necessitate increased exploration, production and transportation of Natural Gas resources, which may be found in abundance from Dawson Creek north to Fort Nelson. This increase in resource extraction surrounding Fort Nelson region should have a bullish impact on regional land prices.

Beyond natural resource extraction, Fort Nelson is an important destination and milestone for travelers headed towards Canada's Territories or Alaska. It is one of few stops which provides all the services weary travelers may require along their journey. This provides a steady and constant stream of tourists looking to spend time and money in Fort Nelson.



RECREATION

The region surrounding the property is famous for its outdoor recreational opportunities. The following activities are available:

Hunting

The property sits in Management Unit 7-49 offering hunting opportunities for elk, whitetail deer, mule deer, moose, bear, stone sheep, caribou, mountain goat and multiple game bird species. The ecosystem surrounding Fort Nelson is rich and healthy allowing large populations of wild animals to flourish. There are options to hunt both private land in the region's agricultural belt, or in the millions of square kilometres of surrounding Crown land.

Snowmobiling

Within a short commute, the ample annual snowfall and high altitudes to the west create some of the best snowmobiling opportunities around. There are infinite miles of seismic trails/logging networks to explore.

Cross-Country Skiing

The same snow, which affords excellent snowmobiling opportunity provides excellent cross-country skiing conditions. This is a wonderful way to explore the peaceful country side without the constant hum of an engine.

Boating/Fishing

The many river networks and lakes that dot the landscape provide infinite fishing and boating opportunities. For the more adventurous boater, jet boats offer an effective means to travel up the region's mighty river systems to reach remote areas that few humans have had the chance to explore.

Hiking/Camping

With all the surrounding Crown land and nature, the options for hiking and camping are endless.

Gardening

The long summer days allow certain vegetables to grow large, but the growing season is short. There is plenty of space around the residence to construct a garden.

Urban Recreation

Fort Nelson, being so close, offers the opportunity to eat out for dinner, catch a flick or enjoy the community rec center.

HISTORY

W. Ferdinand Wentzell of the North West Trading Company sent George Keith to establish a post in at present day Fort Nelson in 1805, making Fort Nelson the third oldest non-native settlement in British Columbia. The post was abandoned in 1813 but later re-established by the Hudson's Bay Company in 1865, near the present-day airport. This post was destroyed by a flood in 1890. A native band from Great Slave Lake migrated to the Fort Nelson region in approximately 1775 and they became the Fort Nelson First Nations. Fort Nelson was an important center en route to the Yukon from Edmonton during the Klondike Gold Rush.

An airport in 1941, the Alaska Highway in 1942 and completion of the British Columbia Railway extension from Fort St John in 1971 have all played significant roles in the municipality's physical and economic expansion, turning Fort Nelson into the transportation and service centre for the region.

Fort Nelson is known as Mile 300 on the Alaska Highway. The area grew rapidly in the late 20th century through developments in the forest industries and renewed interest in local natural gas and oil exploration and processing. While the natural gas sector is still strong, in 2008, the town's two forest-products plants closed. Tourism and agriculture also contribute to the local economy. A campus of Northern Lights College is located here.

MAP REFERENCE

58°48'1.72"N and 122°41'47.66"W

SERVICES

- Water
- Sewer
- Electricity

IMPROVEMENTS

21,000 sq. ft. shop with 12 overhead bays.

LEGAL

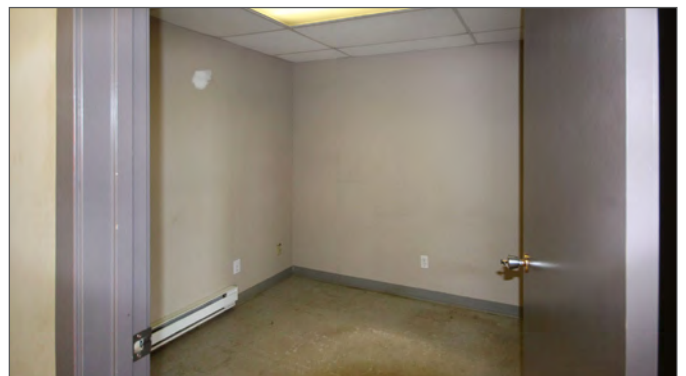
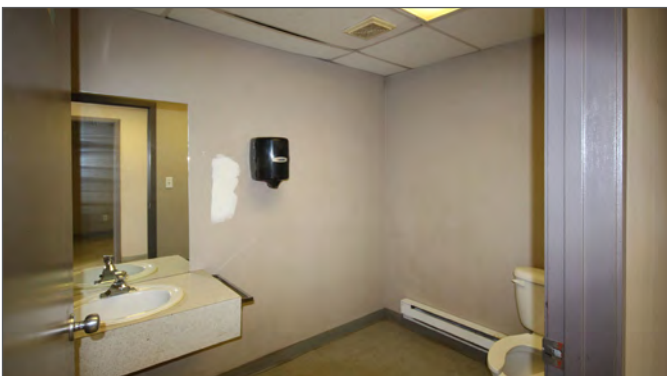
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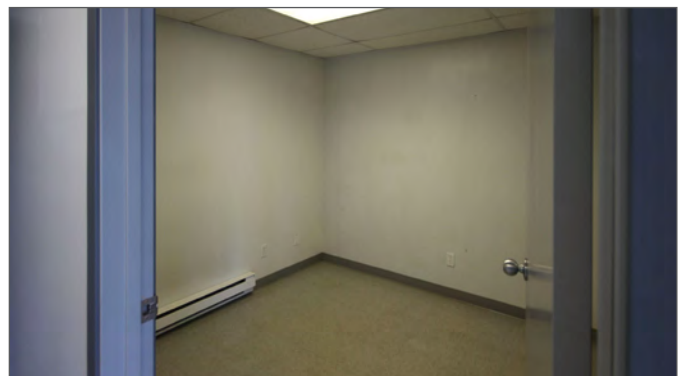
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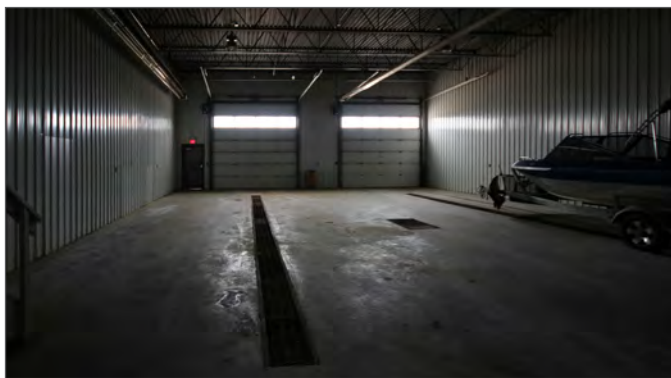
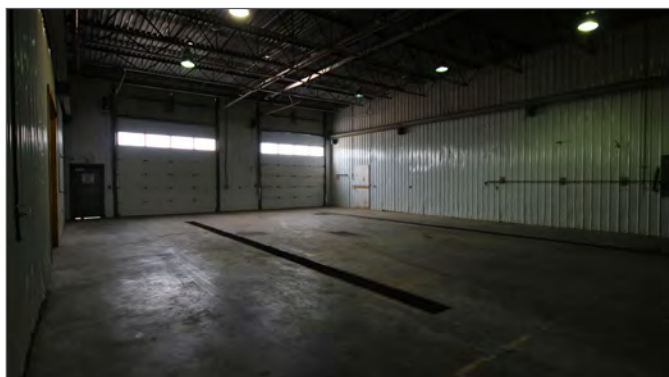


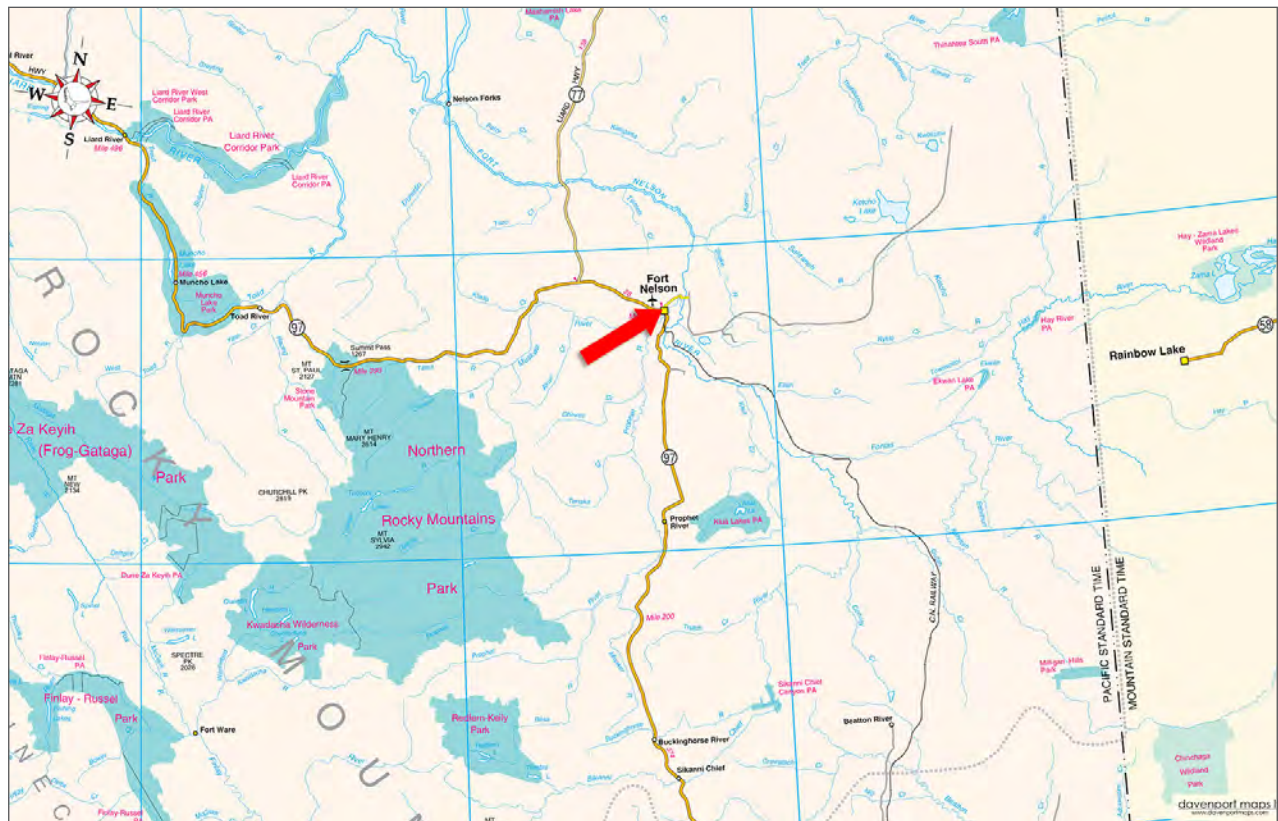
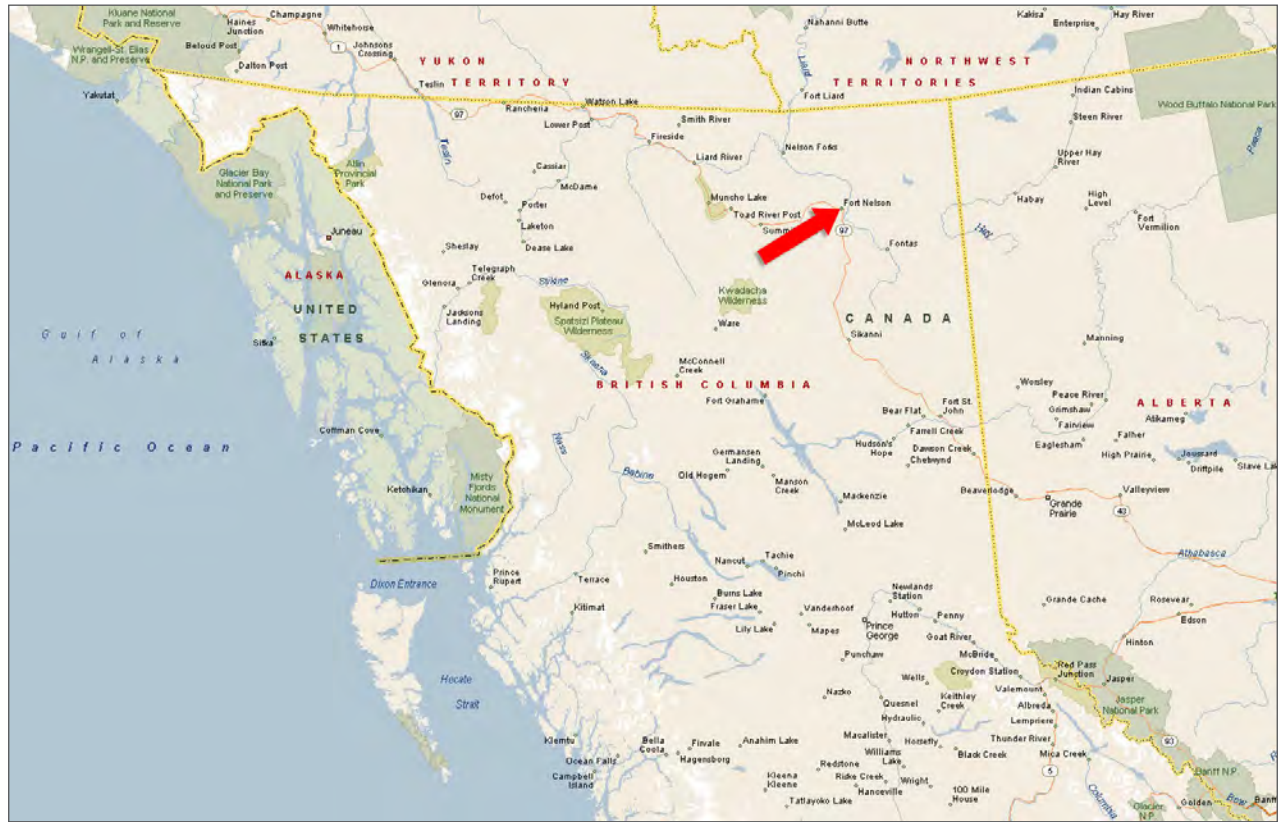
















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WESTERN LAND GROUP

LandQuest® Realty Corporation

101 - 313 Sixth Street

New Westminster, BC V3L 3A7

Phone: (604) 664-7630 Fax: (604) 516-6504

Toll Free: 1-866-558-5263 (LAND)

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