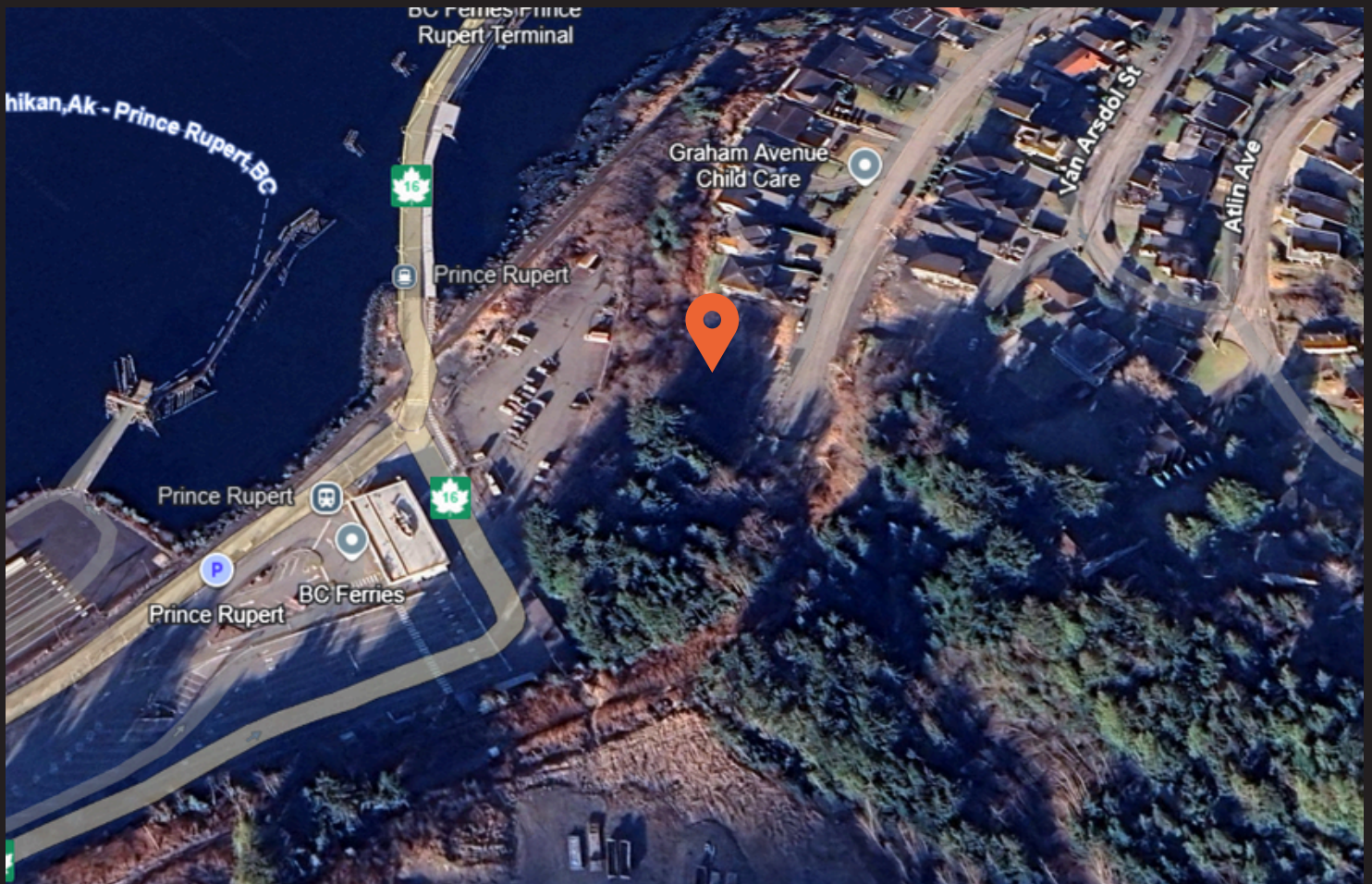


# FOR SALE

2356 Graham Ave Prince  
Rupert, BC



2356 Graham Ave Prince  
Rupert, BC

**\$449,000.00**

Clint Dahl, PREC\*, REALTOR®  
250.981.2070 | clint@clintdahl.ca

Royal LePage® Aspire Realty, Brokerage  
1625 4th Ave, Prince George, BC  
Independently Owned & Operated

\* PREC - Personal Real Estate Corporation

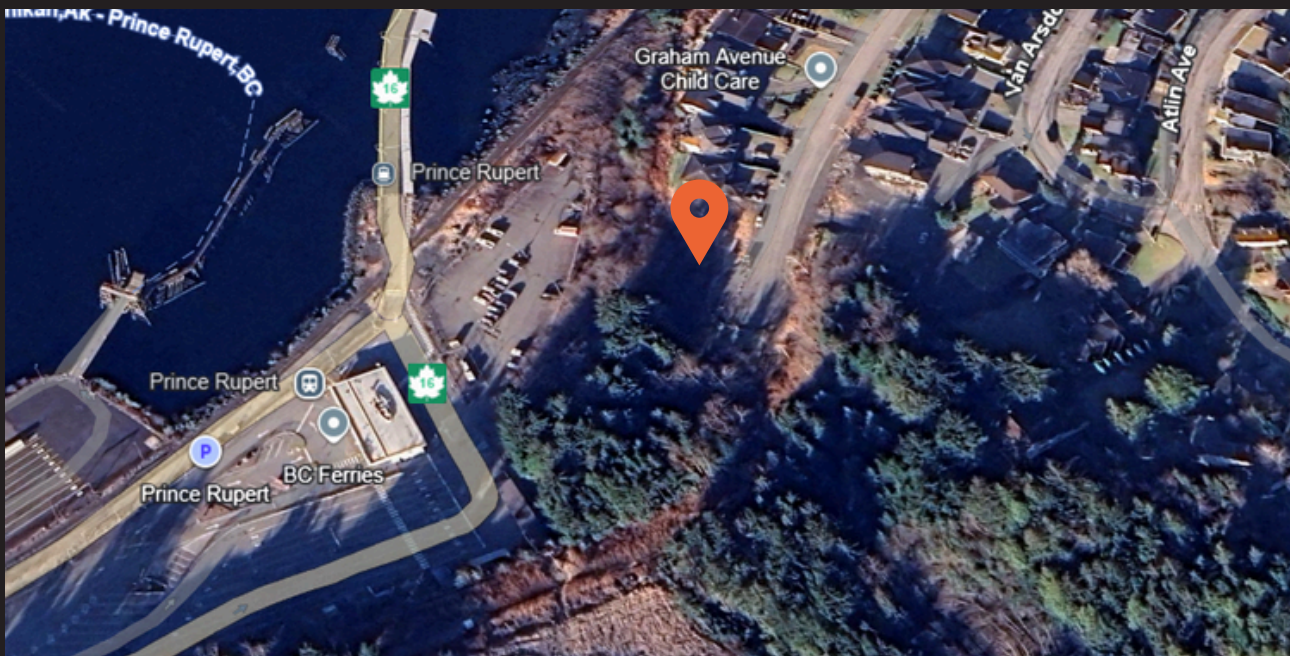
ROYAL LEPAGE®  
**COMMERCIAL™**

# PROPERTY OVERVIEW

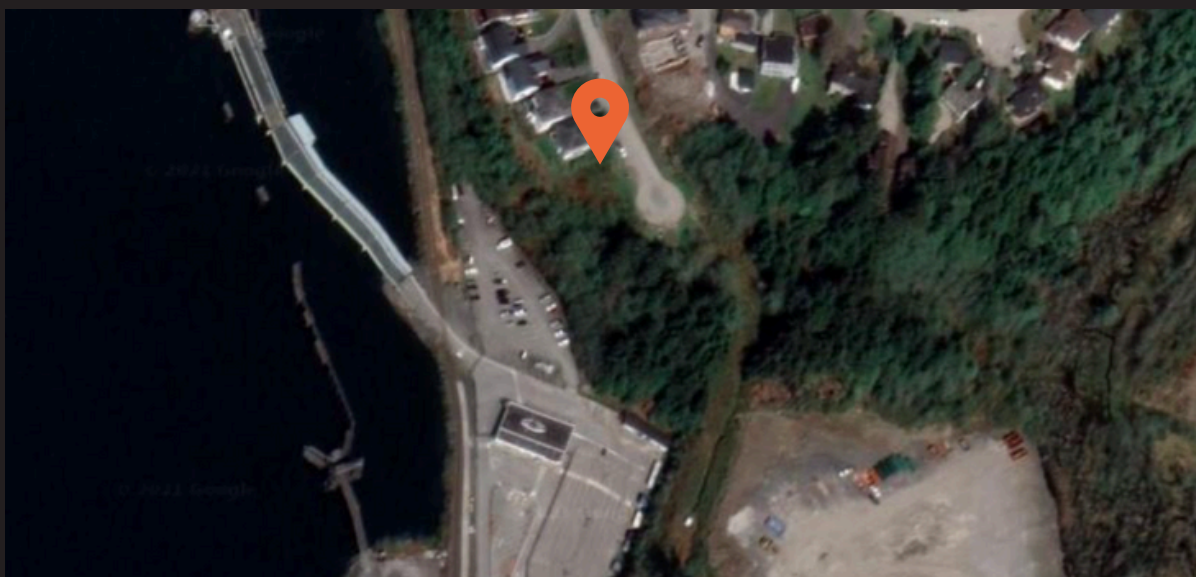
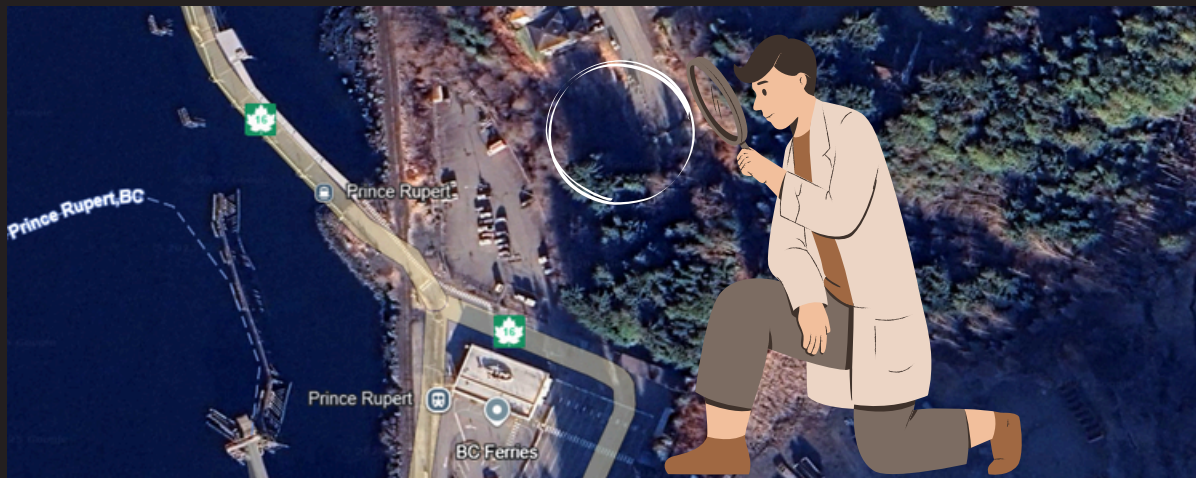
\$449,000.00

## Property Features

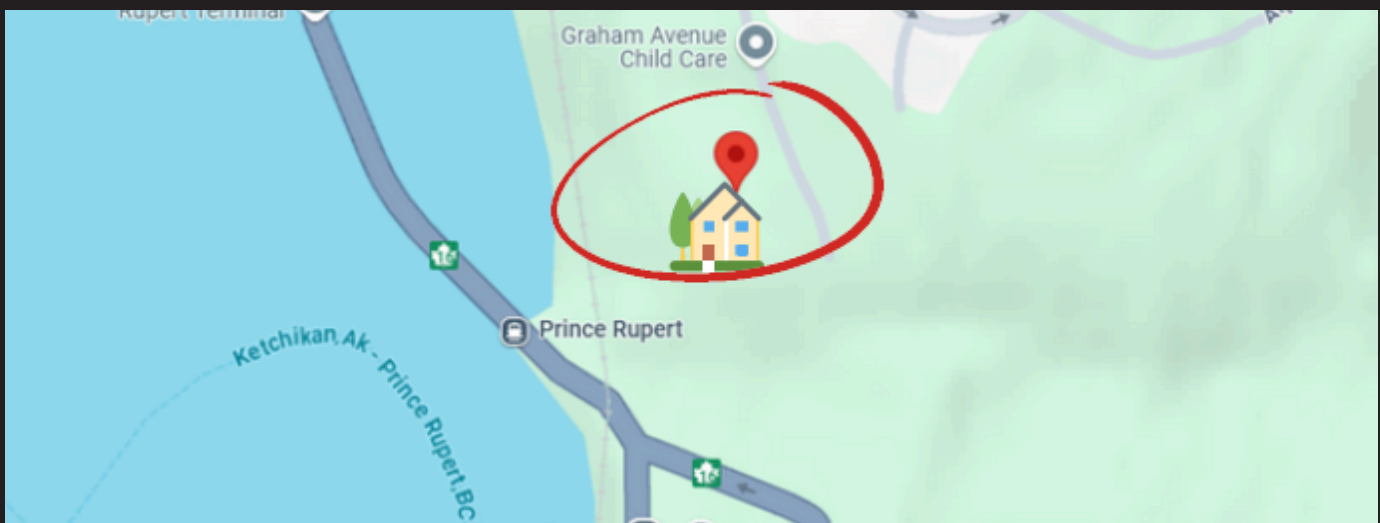
- Lot Size: 10,529 sq. ft.
- Max Density: Up to 7 residential dwelling units permitted
- Views: Stunning, unobstructed views of Prince Rupert Harbour
- Expansion Potential:
  - Can be purchased with adjacent lot (2348 Graham Ave)
- Combined site area: 0.39 acres



# PROPERTY PHOTOS



# LOCATION MAP



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# LAND DESCRIPTION

PID # 019-074-280

## LEGAL DESCRIPTION:

LOT 5, DISTRICT LOT 1992, RANGE 5, COAST  
DISTRICT

PLAN PRP14231

## ZONING

RM2 – MULTIPLE FAMILY RESIDENTIAL

# ZONING

## 10.10.2 Principal Uses and 10.10.3 Secondary Uses (Bylaw 9466)

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10.10.1 Purpose	Allows row housing and apartments (max 6 units per building); max 60 dwellings/ha
10.10.2 Principal Uses	Apartment housing Four-plex housing- Row housing Stacked row housing Single detached housing Two-unit housing Major community care facility nor community care facility
10.10.3 Secondary Uses	Bed & breakfast (only in single or two-unit homes) Home business 1 Home business 2 (only in single or two-unit homes) Secondary suite
10.10.4 Subdivision Regulations	Minimum lot width: 20.0 m 15.0 m for single detached housing Minimum lot area: 845 m <sup>2</sup> 500 m <sup>2</sup> for single detached housing

# ZONING

## 10.10.5 Regulations for Principal Development

The maximum residential density is 60 dwellings/ha.

The maximum number of dwellings in one building is 6.

The maximum site coverage is 55%.

The maximum height is 12.0 m, except it is 10.0 m for single detached and two-unit housing.

The maximum number of storeys is 3, except it is 2.5 for single detached and two-unit housing.

The minimum front yard is 6.0 m.

The minimum interior side yard is 3.0 m (except it is 1.2 m for single detached and two-unit housing) and

is not required for a common wall for attached housing.

The minimum exterior side yard is 3.0 m.

The minimum rear yard is 6.0 m.

Bylaw 9466 | 10. The minimum setback between principal buildings is 4.5 m

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## 10.10.6 Regulations for Accessory Development

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The maximum height is 5.0 m. The minimum front yard is 15.0 m. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. The minimum rear yard is 1.2 m.

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## 10.10.7 Other Regulations

**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



Clint Dahl, PREC, REALTOR®  
250.981.2070 | clint@clintdahl.ca

Clint Dahl is a Prince George area expert, offering over 15 years of relevant, firsthand real estate experience. He is a dedicated Commercial Real Estate professional providing his long-standing clients with exceptional resources and a best-in-class experience in Central and Northern BC. His areas of expertise include Industrial, Commercial, Vacant Land, Land Developments, Multi-Family and Retail Space. He serves and maintains strong and lasting relationships with his clients ranging from top Fortune 500 companies to small and upcoming businesses.

His deep understanding of the market and opportunities provides his clients critical advisory expertise across all asset types, including valuation for investment analysis, due diligence for office, industrial, retail properties and land transactions, feasibility and market rental studies, opinions of value and portfolio management. He has negotiated numerous lease and sale transactions continually ranked as one of the top producers including ranking 3rd in BC for 2024 and 8th Nationally in 2024 out of over 22,000 agents in the Royal LePage network.

Prior to joining Royal LePage Commercial, Clint served as Chairman of the Board at Initiatives PG and was on the Board of Directors of the Prince George Chamber of Commerce, both dedicated to the economic development of the Prince George area. Clint has earned top honors as a Royal LePage professional for the past 5 years including a 10-year Service Excellence Award. He studied at the College of New Caledonia. Dedicated to continued learning, he is currently completing his Certified Commercial Investment Member (CCIM) designation. Clint lives in Prince George with his wife and their 4 children. On their leisure time, they can be found on horseback, taking part in Cattle Penning competitions (frequently called “cow chasing”).

What others say about him:

“He knows how to keep deals together when things start coming off the rails”

“Understands how to work with municipalities and governing bodies to push projects forward”

“I welcome his ability to be able to get creative and think outside the box when needed in putting deals together”

“I appreciate his straight forwardness. He has talked me out of a few deals that in hindsight, I am really glad he did”

CLINT DAHL

# About Us

**Leverage Royal LePage Commercial's incredible growth & market presence!**

Royal LePage Commercial professionals meet criteria for knowledge, experience and performance, providing credible, quality representation you can rely on. They engender a culture of collaboration where knowledge, information and resources are developed and discreetly shared between large urban centres and smaller markets, coast-to-coast.

This partnership mentality is further extended to their respected industry associates, all with the goal of collaborating to meet unique client needs. Whatever your Commercial Real Estate need, Royal LePage Commercial delivers – wherever you are, or wherever you need to be!

## Royal LePage: A brand that stands for high-quality service.

For 110 years, Royal LePage REALTORS® have been helping Canadians buy and sell their homes and supporting the communities where they live and work.

### MOMENTUM AND GROWTH



**+20,000**

REALTORS®  
coast to coast

### INCREDIBLE REACH



royallepage.ca

**60**

MILLION  
annual visits/year\*

### STRONG HERITAGE



**110**

YEARS  
of success in  
Canadian real estate

### THE VOICE OF CANADIAN REAL ESTATE

**#1**  
**+7.6**

BILLION  
media impressions†

We are the  
**MOST QUOTED**  
real estate brand!

### A CULTURE OF GIVING BACK



**\$41**

MILLION  
raised for the  
Royal LePage  
Shelter Foundation‡

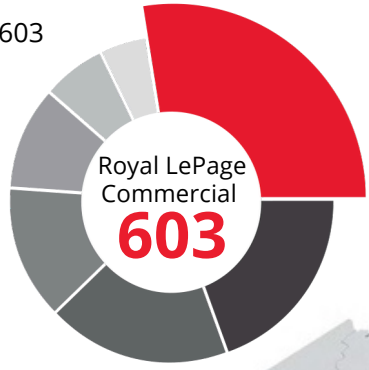


# The Royal LePage Commercial Advantage

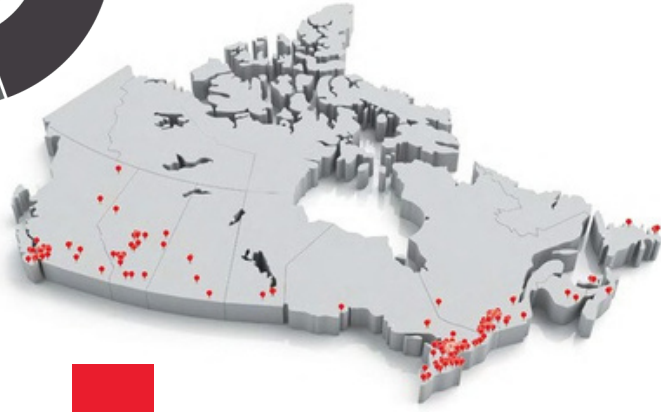
- LePage Commercial REALTORS® understand the commercial real estate landscape, have access to a national professional referral network, and provide their clients with sound, expert advice. They are committed to delivering the results you need.
- The largest and fastest growing commercial brokerage in Canada with over 500 REALTORS®
- Commercial analytics, marketing & communications and collaboration.
- Expertise in commercial sales, leasing, sale of business, industrial, agricultural, land development, multi-family and specialty use.

## Number of brokers\*

- Royal LePage Commercial 603
- Colliers 422
- CBRE 402
- Cushman & Wakefield 291
- Avison Young 226
- Lennard 138
- JLL 99



170 locations across Canada



## Growth percentage†

- Royal LePage Commercial +60%
- Colliers -2%
- Cushman & Wakefield -3%
- CBRE 1%
- Avison & Young 20%



#1

