

FOR LEASE

1577 7th Ave,
Prince George, BC



Government-Quality
Office Space – Bright,
Secure & Well Located

**Base Rate \$16.50 per
sq ft and additional
rent \$11.11 per sq ft**

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

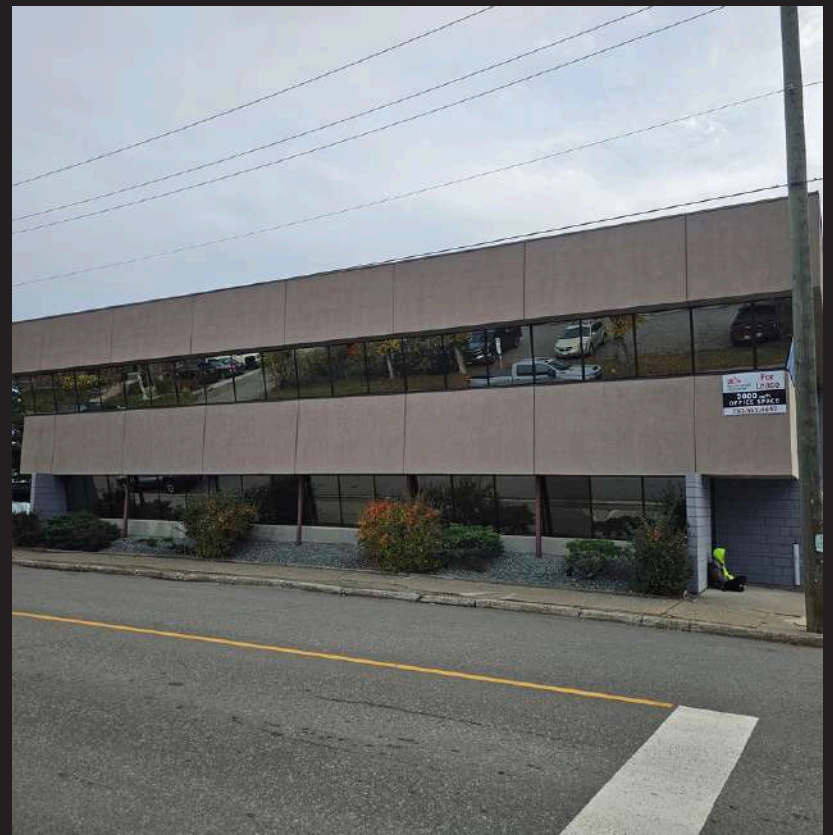


PROPERTY OVERVIEW

Property Features

- Office leasing opportunity located at 1577 7th Ave, Prince George
- 2,750 sq ft of ground floor office space available
- Located within a government-quality secure office building
- Functional layout with professional office configuration
- Bright space with large windows providing natural light
- On-site parking available for staff and visitors
- Well-maintained building in a central location
- Zoned C7 – Transitional Commercial, allowing a variety of office and commercial uses

PROPERTY PHOTOS



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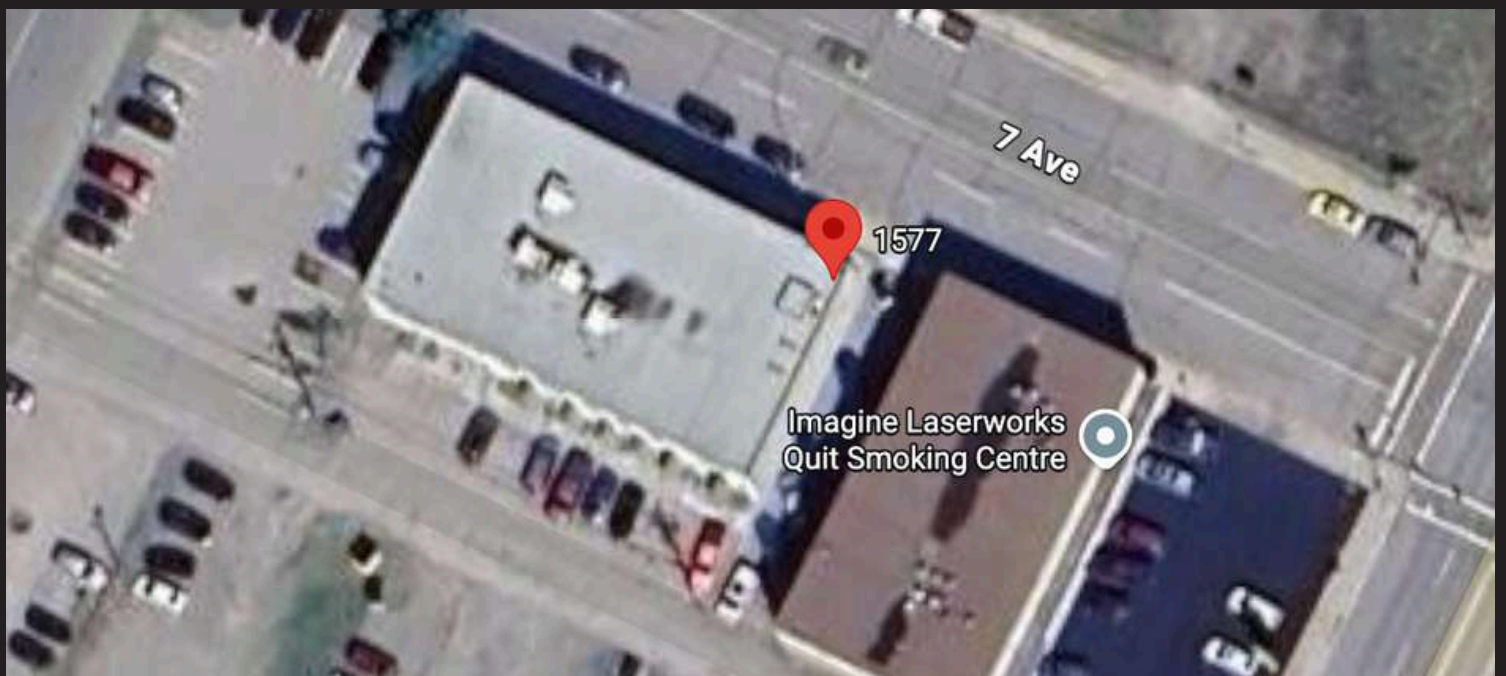


LOCATION MAP



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AERIAL VIEWS



ADDITIONAL INFO

TITLE SEARCH PRINT

2025-11-17, 14:55:33

File Reference: C. DAHL

Requestor: Prince George Royal LePage

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District Land Title Office	PRINCE GEORGE PRINCE GEORGE
Title Number From Title Number	CA6479189 PD8539
Application Received	2017-11-30
Application Entered	2017-12-13
Registered Owner in Fee Simple Registered Owner/Mailing Address:	BROOKWOOD PLAZA LTD., INC.NO. BC0739260 #200 - 2700 QUEENSWAY PRINCE GEORGE, BC V2L 1N2
Taxation Authority	Prince George, City of
Description of Land Parcel Identifier: Legal Description:	004-195-451 PARCEL B (X6162) BLOCK 181 DISTRICT LOT 343 CARIBOO DISTRICT PLAN 1268
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	COVENANT PD11990 1990-03-22 14:37 CITY OF PRINCE GEORGE INTER ALIA RESTRICTIONS ON DEALINGS AND INCLUDES INDEMNITY UNDER SECTION 215 LAND TITLE ACT
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

LAND DESCRIPTION

PROPERTY IDENTIFICATION	
Civic Address	1577 7th Ave, Prince George, BC
Legal Description	PARCEL B (X6162) BLOCK 181 DISTRICT LOT 343 CARIBOO DISTRICT PLAN 1268
PIDs	800-183-963
Site Size	±2,750 sq ft available

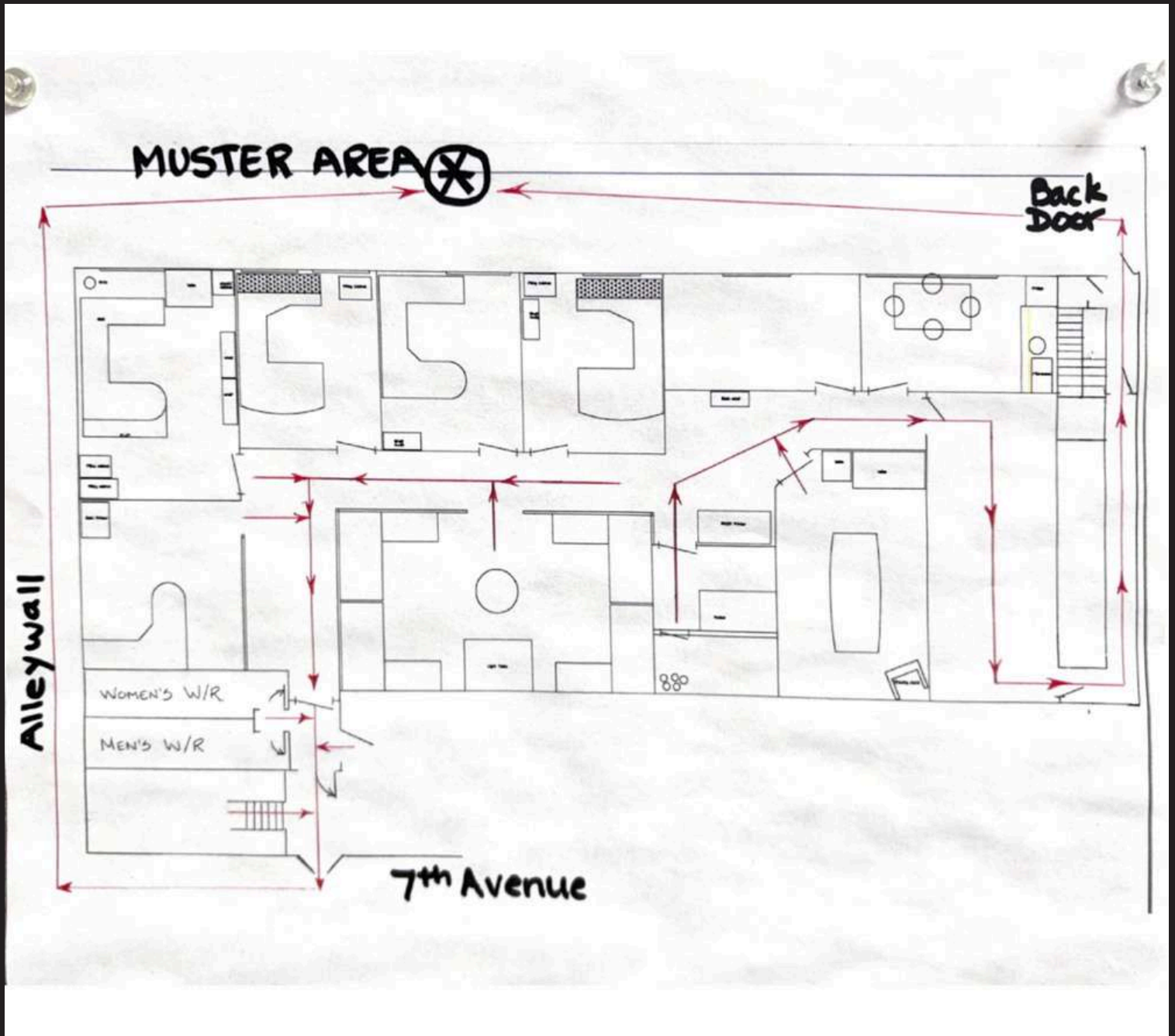
ZONING

City of Prince George Zoning Bylaw No. 7850, 2007 - CONSOLIDATED

C7

11.7 C7: Transitional Commercial		C7				
11.7.1 Purpose	The purpose of this zone is to provide for vehicle-oriented service and office uses.					
11.7.2 Principal Uses	<ul style="list-style-type: none"> • community care facility, major • community care facility, minor • education • education, commercial • emergency service • health service, minor • office • parking, non-accessory • recreation, indoor • restaurant 	<table border="1"> <tr> <td>11.7.2 Principal Uses Continued</td> <td> <ul style="list-style-type: none"> • service, business support • service, financial • service, funeral • service, household repair • service, massage therapy • service, personal • service, pet grooming & day care </td> </tr> <tr> <td>11.7.3 Secondary Uses</td> <td>residential security/operator unit</td> </tr> </table>	11.7.2 Principal Uses Continued	<ul style="list-style-type: none"> • service, business support • service, financial • service, funeral • service, household repair • service, massage therapy • service, personal • service, pet grooming & day care 	11.7.3 Secondary Uses	residential security/operator unit
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11.7.3 Secondary Uses	residential security/operator unit					
11.7.4 Subdivision Regulations	<ol style="list-style-type: none"> 1. The minimum lot width is 15.0 m. 2. The minimum lot area is 500 m². 					
11.7.5 Development Regulations	<ol style="list-style-type: none"> 1. The maximum site coverage is 75%. 2. The maximum height is 12.0 m. 3. The minimum front yard is 0.0 m. 4. The minimum side yard is 0.0 m, except it is 3.0 m abutting a RS, RT, RM, or Z7 zone. 5. The minimum rear yard is 0.0 m, except it is 3.0 m abutting a RS, RT, RM, or Z7 zone. 					
Bylaw 8256	11.7.6 Other Regulations	<ol style="list-style-type: none"> 1. A residential security/operator unit is only permitted in a principal building. 2. The maximum gross leasable floor area of an office or service, financial use in one tenancy is 280 m². 3. The maximum total gross leasable floor area of office and service, financial uses for any site is 1400 m². 4. Outdoor use is not permitted except for restaurant; parking and loading, provided that all outdoor storage areas are enclosed by a screen. 5. Outdoor restaurant patios have a maximum occupant load of 40 people. 6. 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. 				

FLOOR PLANS





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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 of 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.

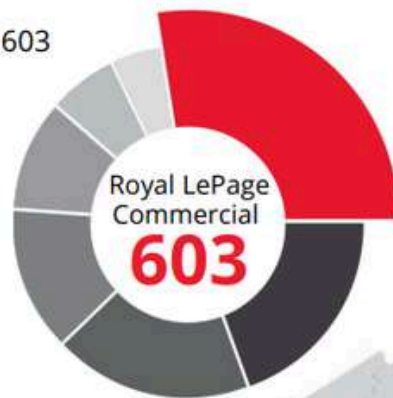
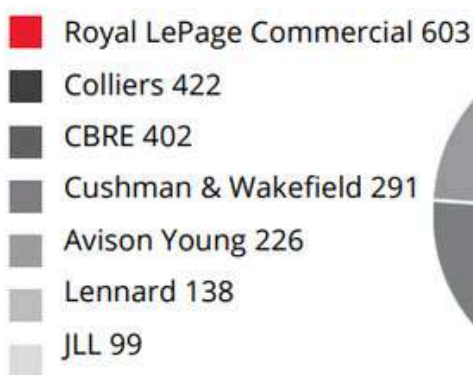
For 110 years, Royal LePage REALTORS® have been helping Canadians buy and sell their homes and supporting the communities where they live and work.

<p>MOMENTUM AND GROWTH</p>  <p>+20,000 REALTORS® coast to coast</p>	<p>INCREDIBLE REACH</p>  <p>royallepage.ca</p> <p>60 MILLION annual visits/year*</p>	<p>STRONG HERITAGE</p>  <p>110 YEARS of success in Canadian real estate</p>	<p>THE VOICE OF CANADIAN REAL ESTATE</p> <p>#1 +7.6 BILLION media impressions†</p> <p>We are the MOST QUOTED real estate brand!</p>	<p>A CULTURE OF GIVING BACK</p>  <p>\$41 MILLION raised for the Royal LePage Shelter Foundation‡</p>
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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*



170 locations across Canada



Growth percentage†

