

FOR SALE | RETAIL  
5155 DOMANO BOULEVARD  
PRINCE GEORGE, BC

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **Development Site**
- ▶ **High Exposure Corner Location**

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**Site Size**

15,159 SF (0.348 acres)  
 Regular shape, generally level

**Features**

- ▶ Northeast corner location of Domano Boulevard & McGill Crescent
- ▶ Holding income as a gas station, car wash and C-Store operation until June 2027
- ▶ Development site
- ▶ Regular shaped land parcel
- ▶ Highway commercial zoning
- ▶ Full municipal services

**Zoning**

C6 (Highway Commercial) permitting a variety of highway oriented commercial uses.

**Asking Sale Price**

\$1,370,000.00

Demographics	1.5 km
Population	8,541
Median Age	37.77
Households	3,124
Avg Household Income	\$118,000

Source: Environics Analytics 2023 Estimate

**Location**

High exposure makes this a very corner desirable site in the Upper College Heights Neighborhood of Prince George, BC. Located on the north side of Domano Boulevard, east of Highway 16W. Commercial uses are predominant along Domano Boulevard, west of the subject is a strip plaza and south are several retailers such as KFC, Dairy Queen, Save-On-Foods, Shoppers Drug Mart and many more. Its central position in the region, means it also shares boundaries with Walmart to the west, and the balance of SmartCentres Prince George to the north which includes numerous national retailers such as Canadian Tire, The Home Depot, and Mark's Work Warehouse.

Seven kilometres southwest of downtown Prince George this neighbourhood features some of the newest developments in the city, boasts higher than average disposal income and is in close proximity to the University of Northern BC.

**Environmental**

If remediation is required by any governmental authority, the Vendor before and after closing will have access to the Property at the Vendor's sole risk and the Vendor will remain liable for any hazardous material found on the Property prior to closing and until the site is remediated. The Vendor shall diligently remediate, at its sole cost, any hazardous materials found on the Property or that have now or in the future emanated from the Property to adjacent roads or lands, and the soil and groundwater in, on, and/or under the Property to the extent required under applicable laws.

