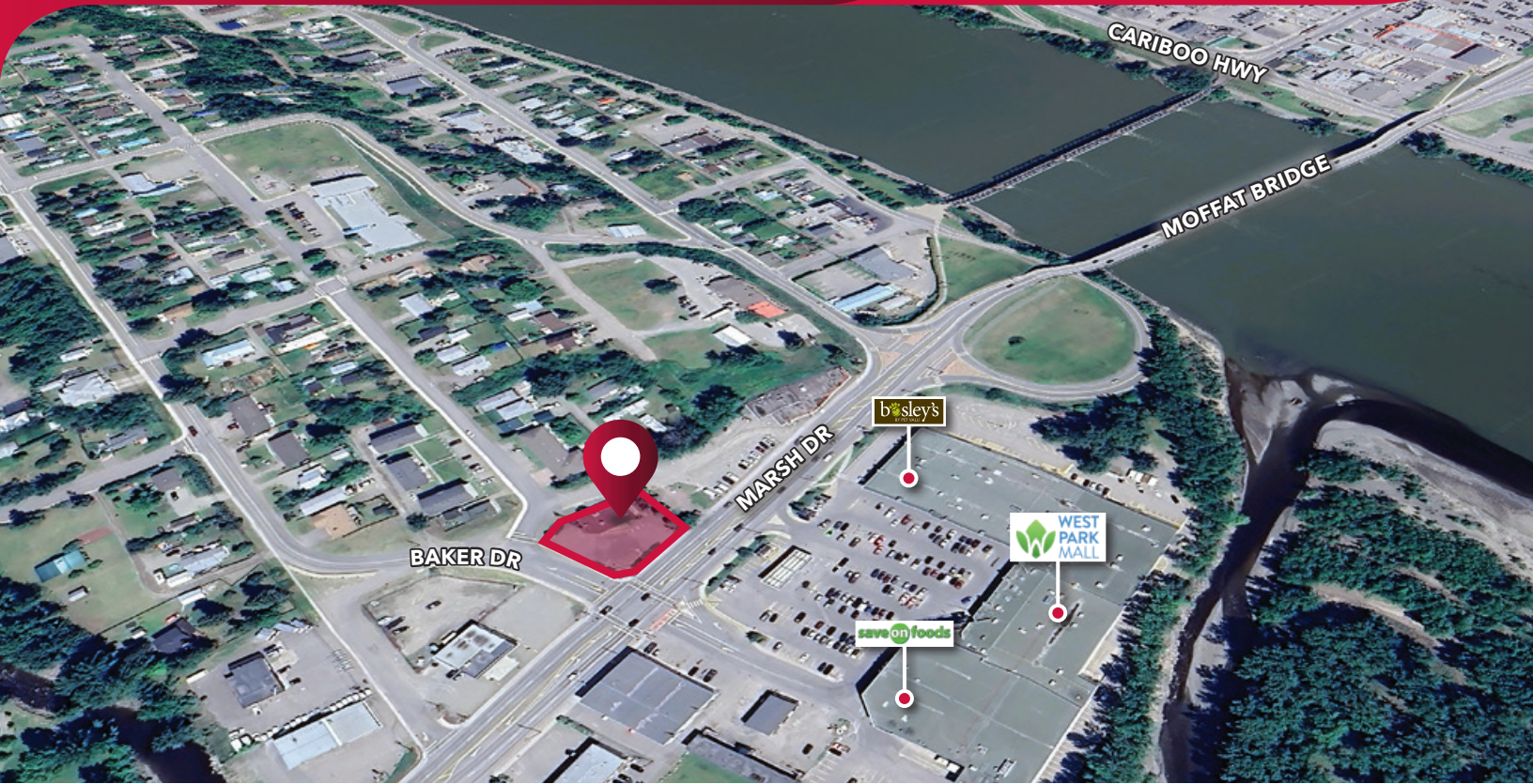


FOR SALE OR LEASE | RETAIL
119 MARSH DRIVE
QUESNEL, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **Freestanding Building: 2,450 SF**
- ▶ **Land Size: 0.41 Acres (17,860 SF)**
- ▶ **High Exposure Retail Location**

Neil S McAllister

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neil.mcallister@lee-associates.com

FOR SALE OR LEASE | RETAIL

119 MARSH DRIVE

QUESNEL, BC

Location

Located in the Central Cariboo, Quesnel is the service centre for the region. The subject property is located on the the corner of Marsh Drive and Baker Drive, directly across from the Save-On-Foods anchored West Park Mall. Area businesses include Esso, Tim Hortons, Dairy Queen, Shoppers Drug Mart & BC Liquor Store.

Zoning

C-2 – West Quesnel Business District. Permitted uses include animal clinic, auto sales/service, cannabis, restaurants, gas bar services, liquor store, and retail services.

Features

- ▶ High exposure
- ▶ Great signage opportunity
- ▶ Surface parking
- ▶ Former 7-Eleven

Building Area

2,450 SF

Land Size

0.41 acres (17,860 SF)

Basic Lease Rate

Contact listing broker

CAM & Taxes

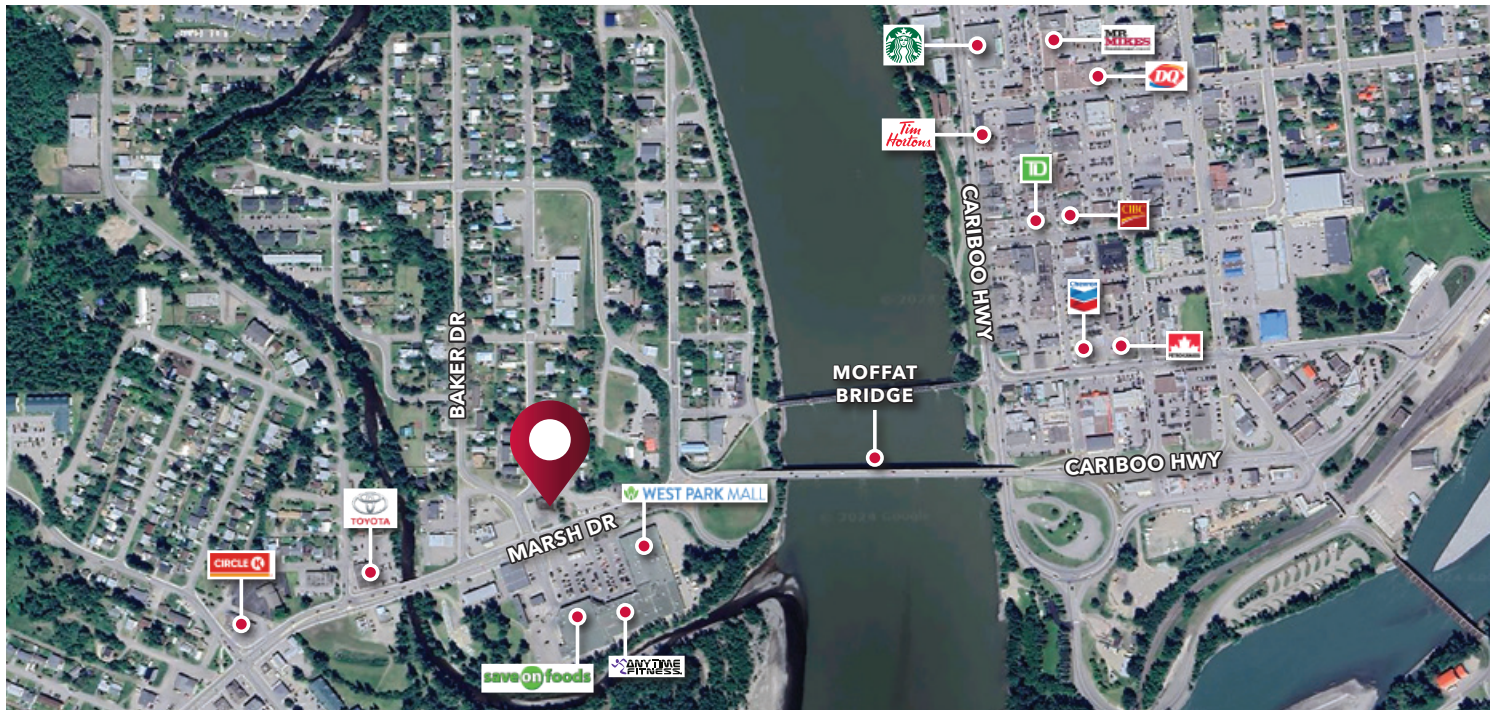
\$7.00 PSF (2024 estimate)

Asking Sale Price

\$429,000.00

Demographics	5 km
Estimated Population	12,830
Median Age	44.4
Households	5,878
Average Household Income	\$87,327
Total Daytime Population	14,856

Source: Environics Analytics 2023 Estimate



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