

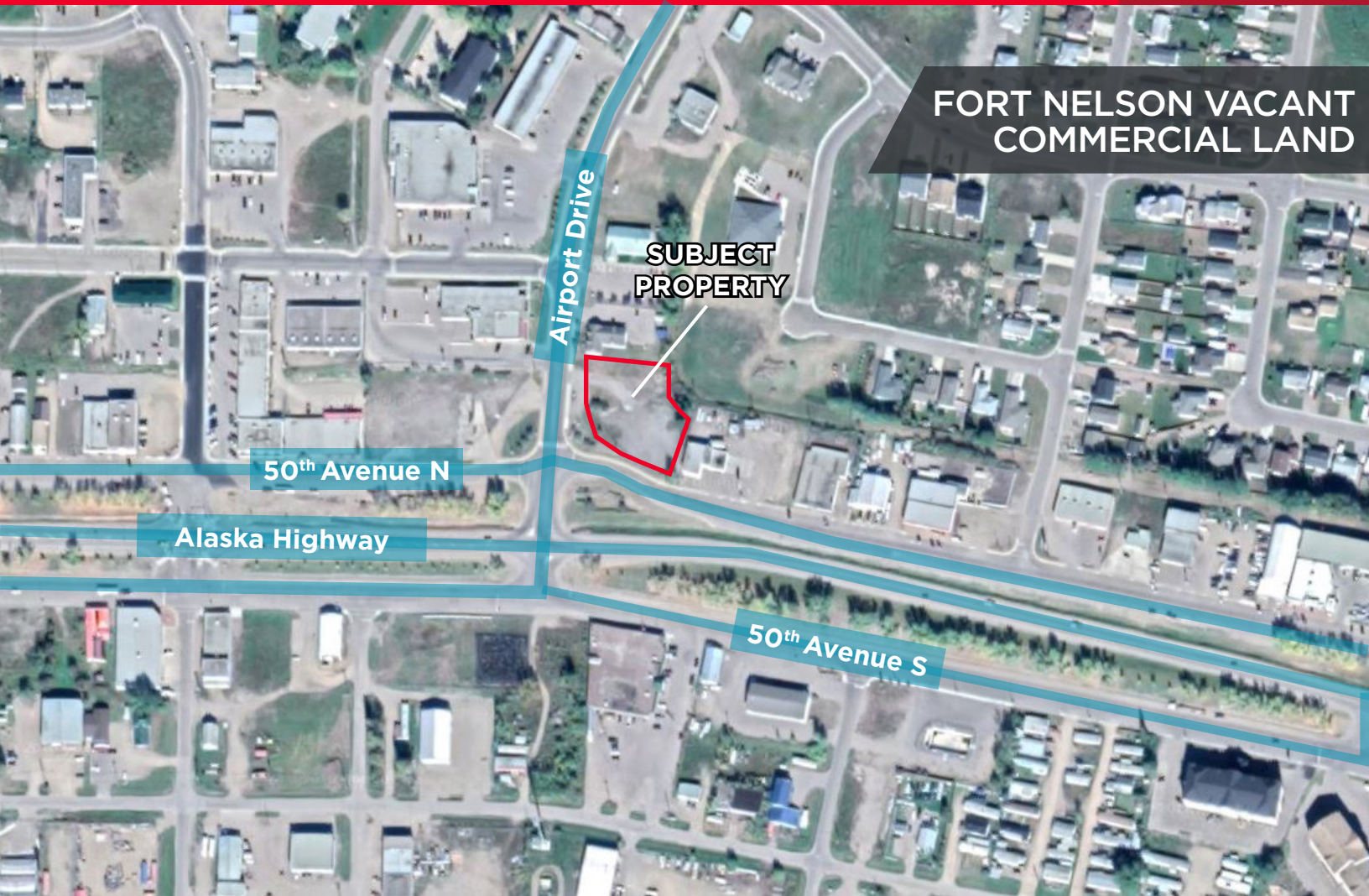


**CUSHMAN &  
WAKEFIELD**

FOR SALE

**4528 50<sup>TH</sup> AVENUE N**

Fort Nelson, BC



**FORT NELSON VACANT  
COMMERCIAL LAND**

**SUBJECT  
PROPERTY**

**50<sup>th</sup> Avenue N**

**Alaska Highway**

**50<sup>th</sup> Avenue S**

## PROPERTY HIGHLIGHTS

- 0.74 Acres of vacant land in the heart of Fort Nelson
- Excellent exposure to high traffic volumes on 50<sup>th</sup> Avenue N and Alaska Highway
- Prime, central location
- Zoned C-1 Commercial Core

### **TOM CHARLTON**

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### **DAVID CANNING**

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### **Cushman & Wakefield ULC**

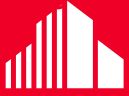
Suncor Energy Centre  
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### **Cushman & Wakefield ULC**

Pacific Centre, PO Box 10023  
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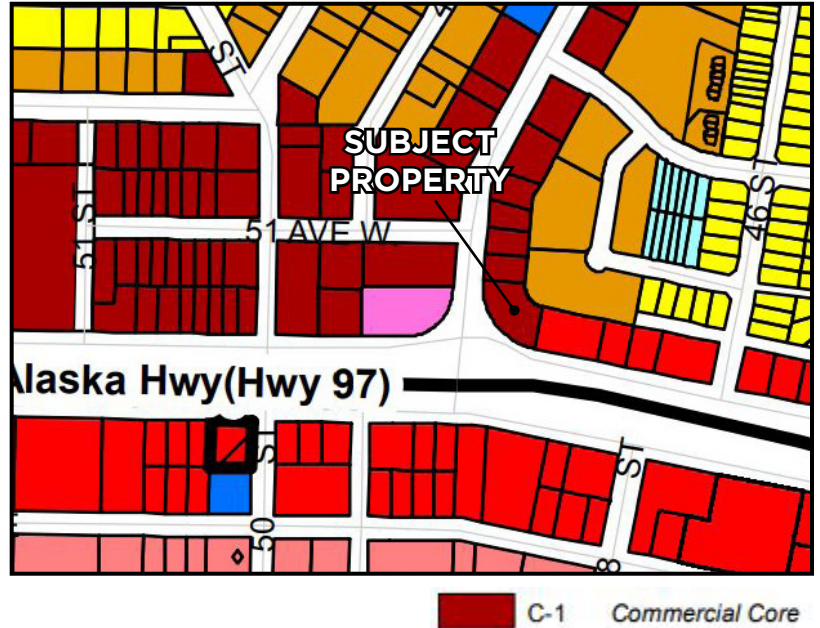
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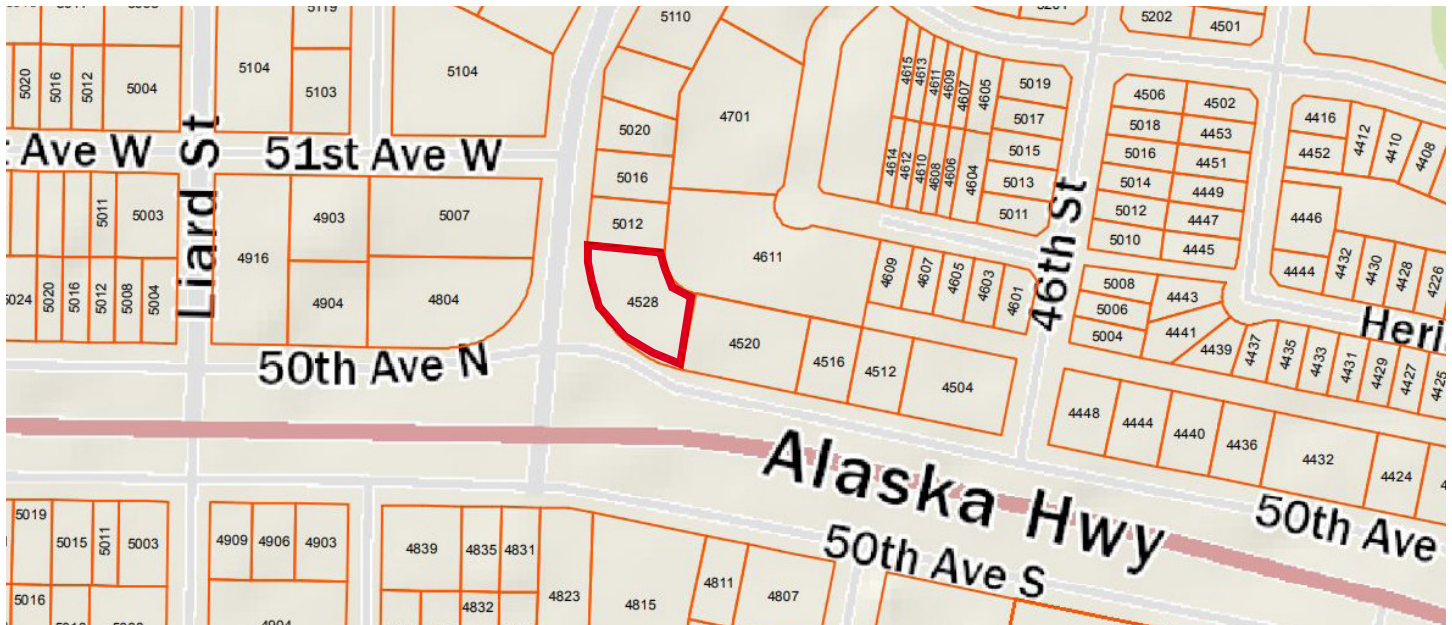
Fort Nelson, BC

**Property Facts**

<b>Location</b>	Fort Nelson Townsite
<b>Legal Description</b>	Lots 39 & 40 District Lot 1535 Peace River District Plan 7421
<b>PIDs</b>	013-469-029 & 013-469-037
<b>Zoning</b>	C-1 COMMERCIAL CORE
<b>Site Size</b>	0.74 Acres (32,234 SF)
<b>Site Dimensions</b>	Offering a frontage of ± 222 ft
<b>Taxes</b>	\$4,540 (2018)
<b>Access</b>	Proposed 50 <sup>th</sup> Avenue N and Airport Drive access
<b>Price</b>	\$194,000



**Site Map**



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