

\$4,590,000 - 9832-9970 Swanson Street, Fort St. John

MLS® #C8061755

\$4,590,000

0 Bedroom, 0.00 Bathroom, 666,032 sqft
Industrial on 15.29 Acres

N/A, Fort St. John, British Columbia

Great visibility for your business! 2 shops located off airport road with 15.29 acres Light Industrial Zoning in the PRRD jurisdiction. 9914 has new 5 year lease with a National tenant, 9970 near Airport road has a month to month lease agreement and 9830 is vacant parcel. The North shop, 9970, is 50'x140' (7,000 sq. ft.) plus there is a 1,000 sq. ft. mezzanine, 3 - 16'x16' doors, a 12'x16' and a 20'x16' door. There is 3 phase power to the North shop that also feeds the yard and 2 power sheds. Water is shared well with 9914 shop plus cistern back up. Both shops have separate septic tanks. 9914, is 60'x120' (7,182 sq. ft.) with 1,440 sq. ft. of office space. 3 overhead doors an 8'x8', a 14'x14' and a new 14'X16' The yard is all fenced & graveled with lighting. Property could be subdivided further. 9830 is a vacant 5.73 acre parcel on South side that could be used for extra yard space or a third shop location or build a new shop off airport road at 9970 yard. 9970 also for lease see C8071917 * PREC - Personal Real Estate Corporation (id:6289)

Built in 1980

Essential Information

Listings #	C8061755
Price	\$4,590,000
Bathrooms	0.00
Square Footage	666,032



Acres	15.29
Year Built	1980
Type	Industrial

Community Information

Address	9832-9970 Swanson Street
Subdivision	N/A
City	Fort St. John
Province	British Columbia
Postal Code	V1J4M6

Amenities

Parking	Visitor Parking
---------	-----------------

Listing Details

Listing Office	Century 21 Energy Realty
----------------	--------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 21st, 2025 at 8:31am PDT