# \$2,200,000 - 1361 N Blackburn Road, Prince George

MLS® #C8070656

### \$2,200,000

0 Bedroom, 0.00 Bathroom, Vacant Land on 67.50 Acres

N/A, Prince George, British Columbia

Huge multi family housing project available. Zoning is AR3, allows for fourplex, row housing, also allows for home based businesses. This land is cleared, all servicing is a gradual uphill with costs projected at \$45,000.00 land cost and \$120,000.00 per lot servicing. Potential upside of \$3,000,000.00 to \$5,000.000.00. Don't miss this opportunity for large city lots with very inexpensive servicing requirements. (id:6289)



Listing # C8070656

Price \$2,200,000

Bathrooms 0.00

Acres 67.50

Type Vacant Land

## **Community Information**

Address 1361 N Blackburn Road

Subdivision N/A

City Prince George Province British Columbia

Postal Code V2N6B7

### **Amenities**

Utilities Cable, Electricity, Natural Gas

### **Listing Details**

Listing Office Royal LePage Aspire Realty









_	Civil Works				Many Lat. 2631
-	DESCRIPTION	DIMITE	CHURNITY I	ONCE PRINCE I	ASSESSME
	Markovin in Almonton		III SALEANINIA	\$50,000.00	\$50,000.0
0.12	n Z - Surface Works	16	- 31	\$25,000,00	\$25,000.0
47.1	Environment (Most Insubsellens Loren)	200	11,000	\$10	\$40,00
9.0	Expression to Endworkment Dramage Resion	Bro	800,000	\$5.00	\$110,000.0
	Differency complete with 10m of 40mess CRP culture!	1.69	13	\$6,006,06	\$65,000.0
P. 0	Floring Contrator Endstrone Geoweth	210	4.0000	\$4.00	\$19,200.0
12.6	600 Creek Thickersons Intervise Bute Creeked Buse	me"	4,800	\$21.00	\$100,000.0
	Ulderen Discheren Ulane 1 Anglant Compretes	200	31,0000	\$1.4.00	\$50,000.0
2.7	Class J Asphall Concrete  titum Dickretes		0.000	\$30.00	\$114,000.0
	Control Officialistic (O.Sero wicke)	No.	F.2504	\$1347,4347	BURSE, ORDAL C
2.5	Terrandorary Turnstroand (2000mpn shick SIGISII)	-m²	ebo	\$62.00	\$0,000.0
3.4	19 The Common State of the	Acre	340	\$010.00	\$6,200.0
4.1	Sinching Stewart Marin				
-	Sharehary Samuel Matters PMS Physics Tollinean Clay SDH 185 Participan Tollinean Clay SDH 185 Samuely Starybox Sharehary Marchales	len	CHINGS	\$305.00	\$110,000.1
4.7	Survivery Murdioles	-		*********	
	tel Condenna dia Francia, Lida, Gorena & Bianna	Open ma	70	82 800 00	\$19,250
300	No. of the second secon	100	379	\$0.10.00	\$214,700.0
8.8	Caste Valves and Assembly Ottomer dis.)	dett.	8	\$47,400,00	\$4,000.0 \$2,150.0
0.4	Dissect Assembly	0004. 0004.	- 5	\$0,000.00	#27,150.0 #28,500.0
0.6	Firmen Dis. Couper Water Borston	box .	201	\$00.00	\$0,650.1
	Water Mein, Officeron de, C. 900 101 105  - Line Helping, A. Narier M. Officeron (6s.)  Line Helping, A. Vales, Assorthity  Line Helping,	2015	150	\$1,150.00	\$14,000.0
0.1	Corner Lighting	1.0	11	2 (100,000,00	\$100,000.0
5.0	Citizant I Agricos.  101. Hopkin Warshin  Latina Wester.  Decrease Warshin	1.0	- 1	\$30,000,00	\$40,000.
6.4	Shape Works	135	- 1	\$30,000.00	\$ 30,000.0
T. 3	Connection to Escaling Watermains (Includes Read Rentacators)	1918	•	\$400,000,00	\$20,000.0
-1-2	Contemporation to Sentery Means Dechades Hoad Hestorations	-00-	- 1	\$10,000,00	\$20,000.0
-	Try Granico Mag.	1.00		\$10,000,00	
		SCHTOTAL			\$1,007,405.00
	Logal Service GCVCL OPMERATION	1.51		\$10,000	\$10,00
	Civil Congression Design and Construction Services	175	83	\$40,000	950,00 \$40,00
	Court 1 consequently (Insequently and Courter as (Inset) Consequently  Limited Symposity (Inset) and Methods (Inset) Consequently  Lifty of Persym Consequently  Lifty of Persym Consequently  Subdistractions Augusts and on the conditions of the conditions of the conditions of the content of the conditions of the condi	18	- 4	\$6,666	\$5,00
	a) Salidheimon, Application Found (those Found \$750 Plus \$100 Per Lot)	18	- 4	\$2,060	\$17,00
		7%	.3.3	\$19,5250	\$20.0
	of City Experimentary Feet of 20th CoPG traggardien Feet	Percent	37%	\$1,007,426	180740, 114
		ESTIMA	TED DEVELO	PMENT COST	\$190,12
	CONSTRUCT	HON A DEVEL	DEMENT COS	T SOUTHWAY	W. C. COLD. D. C.
	COMMINIOC	THE VELL	Committee of the Commit		- C/ (WINDO
				GENCY (1962	\$149.30
		TOTAL PRIE	HADNASTY PH	OJECT COST	1 K 1 K 1 K 1 K 1 K 1 K 1 K 1 K 1 K 1 K
_			-3,000,000,000	Court Per Lor	*150,9

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Listing information last updated on October 22nd, 2025 at 11:46am PDT