

\$799,900 - 1262-1272 3 Avenue, Prince George

MLS® #C8070844

\$799,900

0 Bedroom, 0.00 Bathroom, 4,200 sqft

Office on 0.11 Acres

N/A, Prince George, British Columbia

An exceptional opportunity to own a well-maintained standalone commercial building with two 2,100 sq. ft. units—perfect for investors or owner-occupiers. Totalling 4,200 sq. ft. and zoned C1, this property offers flexibility and income potential. Unit 1272 was recently renovated and features eight offices, a boardroom, reception, two bathrooms, and a lunchroom. The HVAC system (furnace and rooftop A/C) was replaced three years ago. Available for occupancy end of April 2026—ideal for an owner planning ahead. Unit 1262 is leased to a strong national tenant through May 2030 at \$16.50/sq. ft. plus NNN, ensuring steady cash flow. It includes four offices, two bathrooms, a lunchroom, and a large open space. Both units have rooftop A/C, and the building's roof is approx. 13 years old. Whether you're seeking reliable income, a place for your business, or both, this property offers a rare, strategic opportunity in a professionally zoned and well-kept commercial setting. (id:6289)

Built in 1968

Essential Information

Listing #	C8070844
Price	\$799,900
Bathrooms	0.00
Square Footage	4,200
Acres	0.11



Year Built	1968
Type	Office

Community Information

Address	1262-1272 3 Avenue
Subdivision	N/A
City	Prince George
Province	British Columbia
Postal Code	V2L3E7

Interior

Cooling	Central air conditioning
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Listing Details

Listing Office	Team Powerhouse Realty
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