

# \$398,000 - 1455 3rd Avenue, Prince George

MLS® #C8071264

**\$398,000**

0 Bedroom, 0.00 Bathroom, 5,337 sqft

Retail on 0.08 Acres

N/A, Prince George, British Columbia

Excellent location near Victoria St, in the heart of the City's business district, this solid concrete block building offers a great opportunity to realize your entrepreneurial venture. The C1 zoning provides for ample commercial uses - ideal for retail, office, restaurant, health services or studio activities. Features: street front windows offering plenty of exposure & natural light; main floor ceiling height of 10' to the dropped ceiling or possibly remove the T-bar for more height & the esthetic of exposed beams; main floor has a clear span open space; bathroom; paved alley with 2 or 3 onsite parking spaces & loading area at the back. The main floor is approx 2648 sq ft plus a full basement of approx 2689 sq ft (exterior foot print). All measurements are approx - to be verified. The building requires considerable upgrades - sold "as is, where is". (id:6289)

Built in 1965

## Essential Information

Listing #	C8071264
Price	\$398,000
Bathrooms	0.00
Square Footage	5,337
Acres	0.08
Year Built	1965
Type	Retail



## Community Information

Address 1455 3rd Avenue  
Subdivision N/A  
City Prince George  
Province British Columbia  
Postal Code V2L3G1

## Amenities

Amenities Street Lighting

## Listing Details

Listing Office RE/MAX Core Realty



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