

\$2,100,000 - 513 Ahbau Street, Prince George

MLS® #C8072363

\$2,100,000

0 Bedroom, 0.00 Bathroom, 12,973 sqft

Office on 0.53 Acres

N/A, Prince George, British Columbia

Prime investment opportunity in a fully tenanted 2 storey commercial office building! This highly visible corner location directly behind Spruceland Shopping Centre comes with easy access from 2 sides with each floor having ground level access & good parking - total of 35 spaces. C7 zoning is to provide for vehicle-oriented services and office uses. Spanning 2 titles, the total property size is 0.53 acres. The development regulation allows a maximum site coverage of 75%. The building is approx 6840 sq ft plus approx 6133 sq ft on the lower level; with a total rentable area of approx 10,066 sq ft. All meas are approximate and must not be relied upon without further verification. Information package is still being finalized - will be available with a signed NDA. Seize this chance to own a great investment property with a high traffic, visible location; great design setup for accessibility; parking; and a reliable income with long term stability. (id:6289)

Built in 1974

Essential Information

Listing #	C8072363
Price	\$2,100,000
Bathrooms	0.00
Square Footage	12,973
Acres	0.53
Year Built	1974



Type Office

Community Information

Address 513 Ahbau Street
Subdivision N/A
City Prince George
Province British Columbia
Postal Code V2M3R8

Listing Details

Listing Office RE/MAX Core Realty



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Listing information last updated on October 21st, 2025 at 8:46pm PDT