

# For Sale



Prime Multifamily Development Site  
11015 100 Street, Fort St. John, BC



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## LOCATION

The subject property is strategically located on the corner of 100 Street and 111 Avenue in Fort St. John. With an approximate population of 21,500 people and quickly growing, Fort St. John is well positioned to benefit from some of the largest industrial projects ever proposed for British Columbia. The Site C Dam Project and the natural gas exploration and development related to the \$40 billion LNG project in Kitimat both stand to influence Fort St. John positively.

## PROPERTY FEATURES

- 59,241 sf residential development site
- 150 feet of frontage along 100 Street and 396 feet along 111 Avenue
- Maximum buildable area of 177,723 sf as per RM2 zoning policy with a maximum of 3.0 FAR
- Zoned High Density Multi-Family
- Corner site
- Municipal services at the lot line

## ZONING

RM2 Multi-Family High Density (Maximum FAR of 3.0). The intent of the RM2 zone is to diversify housing stock by permitting large scale multi-family development up to 125 units per hectare in appropriate locations within the City. RM2 permitted uses include single family, duplex, townhouse, large scale multi-family, condominium and bare land strata.

## LEGAL DESCRIPTION

PID: 013-185-543; LD 44 SEC 6 TWP 84 RNG 18 MER 6 Part NW 1/4, Meridian W6, Except Plan PGP17564

## SITE AREA

1.63 acres

## PROPERTY TAXES

\$8,106.29 (2019)

## ASKING PRICE

\$1,695,000

