

 JLL SEE A BRIGHTER WAY

# 235 FRONT STREET

Tumbler Ridge, BC

INVESTOR OPPORTUNITY

FOR SALE





## Location Overview

235 Front Street is a two-storey retail & office building located in the downtown core of the growing community of Tumbler Ridge, a district municipality in the foothills of the B.C. Rockies in northeastern British Columbia.

Tumbler Ridge benefits from a growing population and a strong hub for natural resource mining projects, and forestry. The Town's proximity to lakes, rivers, and hiking trails also presents a growing tourism market, with a blend of natural beauty and commercial investment. The community is expected to continue to grow, with an increased demand for office and retail space.

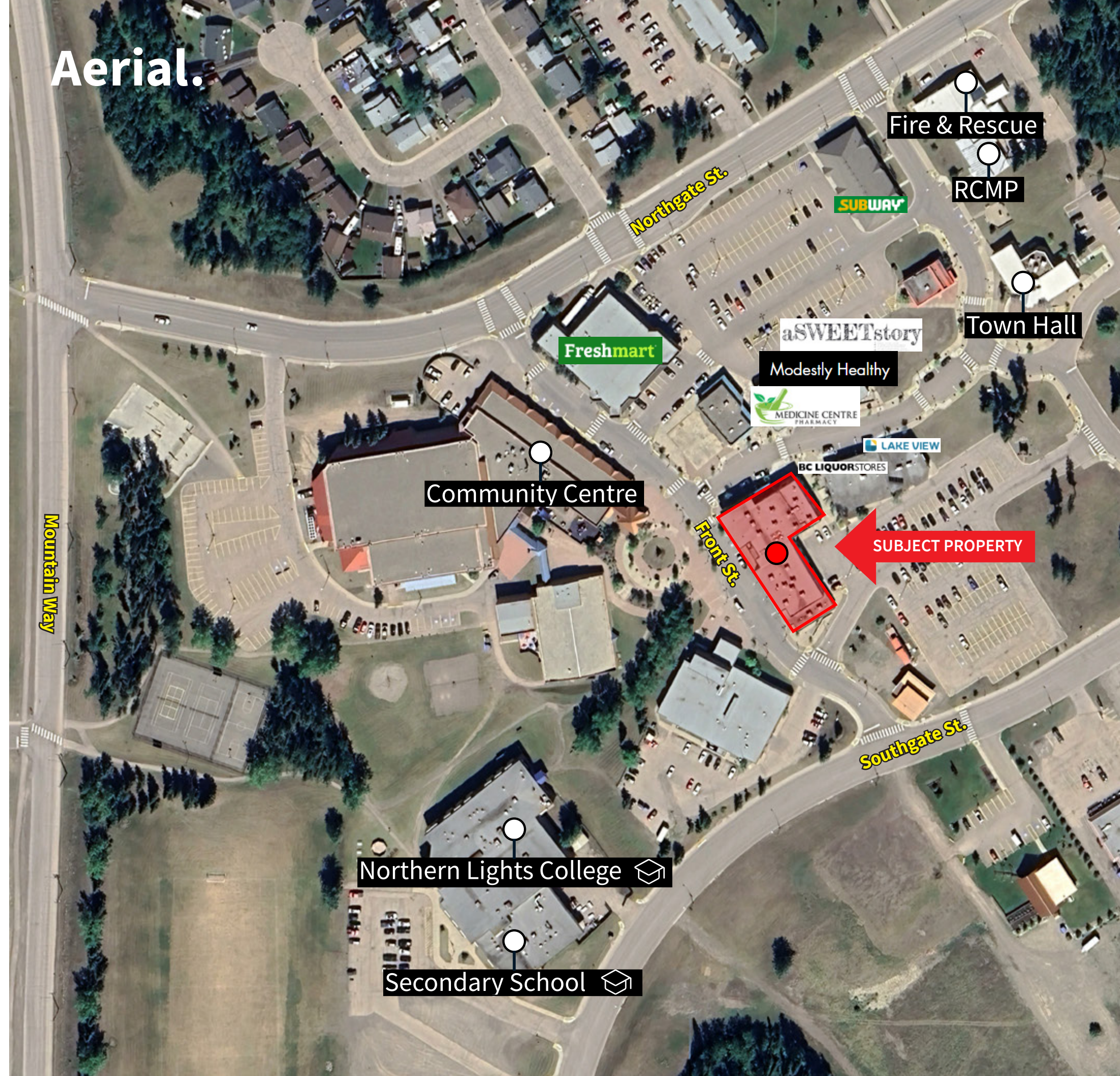
### Property Highlights

- High-yield retail/office building in Northern BC
- Located in the downtown core of Tumbler Ridge with prominent exposure and accessibility
- Close proximity to Freshmart, BC Liquor Stores, the Community Centre and Secondary School
- Well-maintained building on a high-traffic corner
- Potential to retain existing property manager
- Revenue upside with increasing rents and term length with existing tenants

**235 FRONT STREET**  
Tumbler Ridge, BC










VERSATILE PROPERTY SUITABLE FOR  
OWNER-USERS OR INVESTORS

# Aerial.



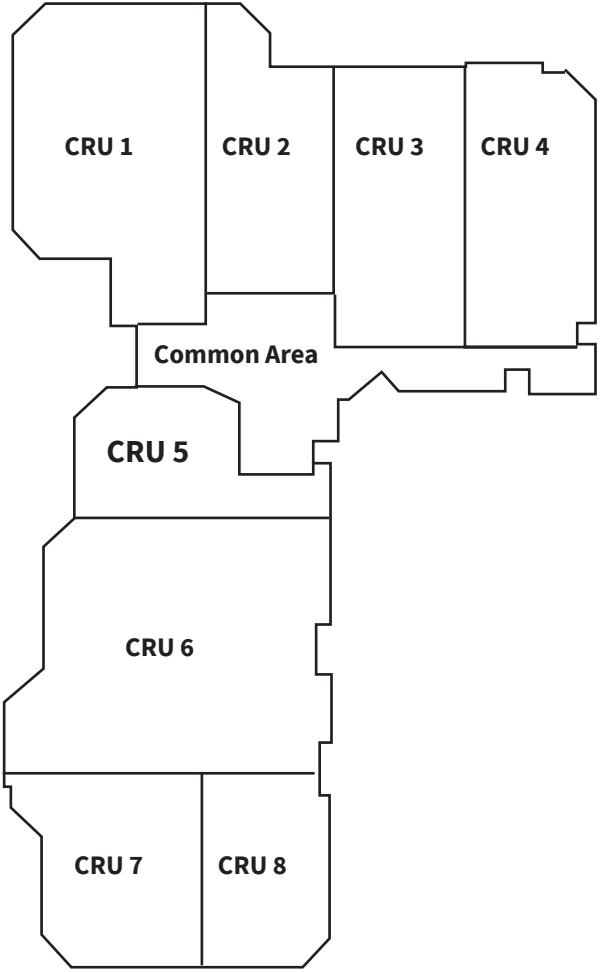


# PROPERTY DETAILS

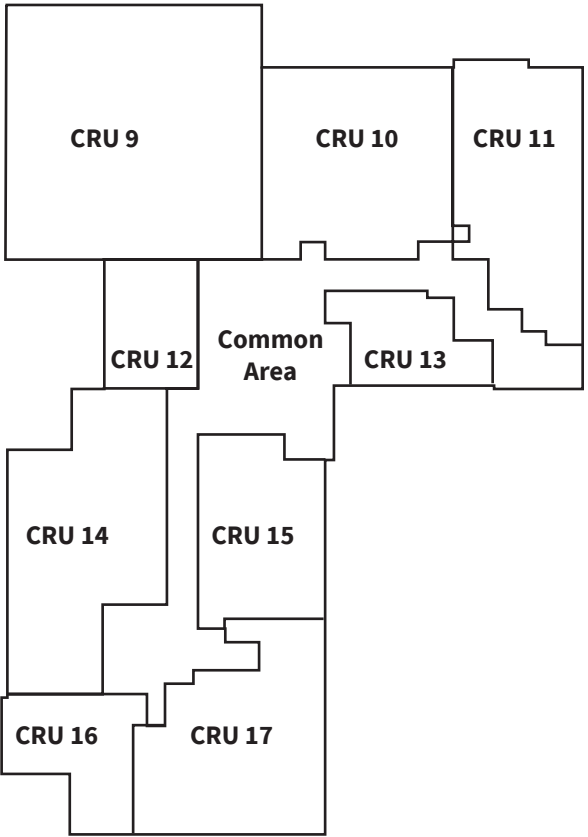
	CIVIC ADDRESS	235 FRONT STREET TUMBLER RIDGE, BC
	ZONING	C-1 - TOWN CENTRE
	LOT SIZE	18,278 SF
	BUILDING SIZE	23,583 SF
	LEASABLE AREA	GROUND FLOOR 12,632 SF SECOND FLOOR 10,951 SF
	YEAR BUILT	1984
	ASKING PRICE	\$ 3,500,000
	IN PLACE NOI	\$ 361,750
	CAP RATE	8.04%

# SITE PLAN

12,632 SF  
FIRST FLOOR



10,951 SF  
SECOND FLOOR



Unit 1-2 & 9-15 - Conuma Coal  
Unit 3-5 - Under Negotiation  
Unit 6 - Canada Post  
Unit 7 - Food User  
Unit 8 - HUB International  
Unit 16-17 - LaPrairie Crane



LAPRAIRIE





1.



2.



3.



4.



5.



6.

# SITE PHOTOS

1. Photo #1: Ground Floor;

2. Photo #2: Ground Floor entrance

3. Photo #3: First Floor cafe seating area
4. Photo #4: Ground Floor, restaurant kitchen;

5. Photo #5: Exterior

6. Photo #6: Second Floor Reception





Trevor Thomas\*  
Executive Vice President  
+1 604 319 0553  
trevor.thomas@jll.com

Jack Voykin\*  
Associate Vice President  
+1 604 628 4330  
jack.voykin@jll.com

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