

1594 3rd Avenue
Prince George, BC V2L 3G4



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MLS# C8063128



\$4,999,000

1 Sqft

Presenting an excellent opportunity to own a versatile commercial property featuring a mix of retail and office spaces. This property offers a perfect blend of tenanted and vacant units, making it ideal for both investors and business owners. With its strategic location in a bustling area, this space is designed to attract a diverse range of tenants, from retail shops and restaurants to professional office services. **Key Features:** **Diverse Tenant Mix:** A portion of the property is already leased, providing immediate rental income. This stable tenancy offers a steady cash flow, while the vacant units offer potential for new tenants or owner-occupancy. **Flexible Usage:** The space is zoned C1 for both retail and office use, allowing for a wide range of potential businesses. This versatility increases the property's appeal and ensures a consistent demand. **Prime Location:** Located in a high-traffic area with excellent visibility, the property benefits from foot traffic and accessibility. (id:5706)



Homelife Benchmark Realty (Langley) Corp.

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