

HIGHWAY COMMERCIAL / MIXED USE LAND FOR SALE

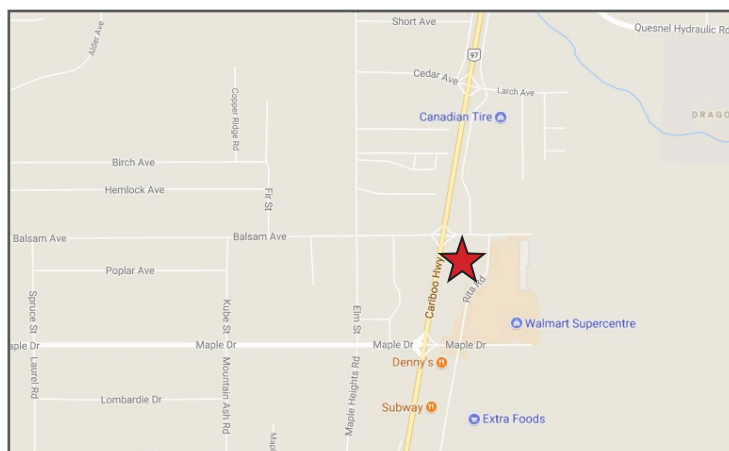
# QUESNEL

## HWY 97 & BALSAM AVE.



### HIGHLIGHTS

- The subject property is well-located in a developed retail centre in South Quesnel with direct exposure to Highway 97 (Cariboo Highway)
- The City of Quesnel is positioned midway between the cities of Prince George and Williams Lake
- Highway 97 (Cariboo Highway) is the primary North-South highway connecting Metro Vancouver and the Interior of British Columbia with Northern British Columbia and the Yukon, with approximately 18,000 vehicles passing the property each day



For more information, please contact:

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# QUESNEL

## HWY 97 & BALSAM AVE.



## ADDITIONAL INFORMATION

### MUNICIPAL ADDRESS

Lot B, Rita Road  
PID 025-063-065

### ZONING

C-4 (Highway Commercial)

The purpose is to designate and preserve land for the accommodation of a mix of vehicular oriented commercial uses, not provided for in the Downtown or West Quesnel commercial areas.

### OFFICIAL PLAN DESIGNATION

Commercial

### SITE DESCRIPTION

5.33 acres of commercial zoned and serviced land in South Quesnel adjacent to an existing Walmart Supercentre, Canadian Tire, Staples and Extra Foods. The Walmart Supercentre provides a regional draw to the area.

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