



**CUSHMAN &
WAKEFIELD**
Edmonton



FOR SALE/LEASE

±18,840 SF ON ±7.56 ACRES AVAILABLE

9503 & 9603 79 AVENUE

FORT ST. JOHN, BC

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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April 2026

Jordan Sengara
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Jeff Drouin Deslauriers, SIOB®
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PROPERTY DETAILS

LEGAL DESCRIPTION Plan 24895; Lot 3 & Lot B - BCP17495

MUNICIPAL ADDRESS 9503 & 9603 - 79 Avenue,
Fort St. John, BC

ZONING M1 - Light Industrial

YEAR BUILT 2007

SITE SIZE ± 7.56 Acres

SITE COVERAGE RATIO 3.13%

BUILDING SIZE
3,660 SF Main floor Office
3,660 SF 2nd floor Office
3,660 SF storage/basement
7,860 SF Shop/warehouse
Total 18,840 SF

LOADING DOORS Grade (6) 16'x16'

POWER 800 A, 120/208 V, 3 phase 4 wire (TBC)

SUMPS Yes



AVAILABILITY

Negotiable

LEASE RATE

\$19.00 /SF

OPERATING COSTS

Self-managed

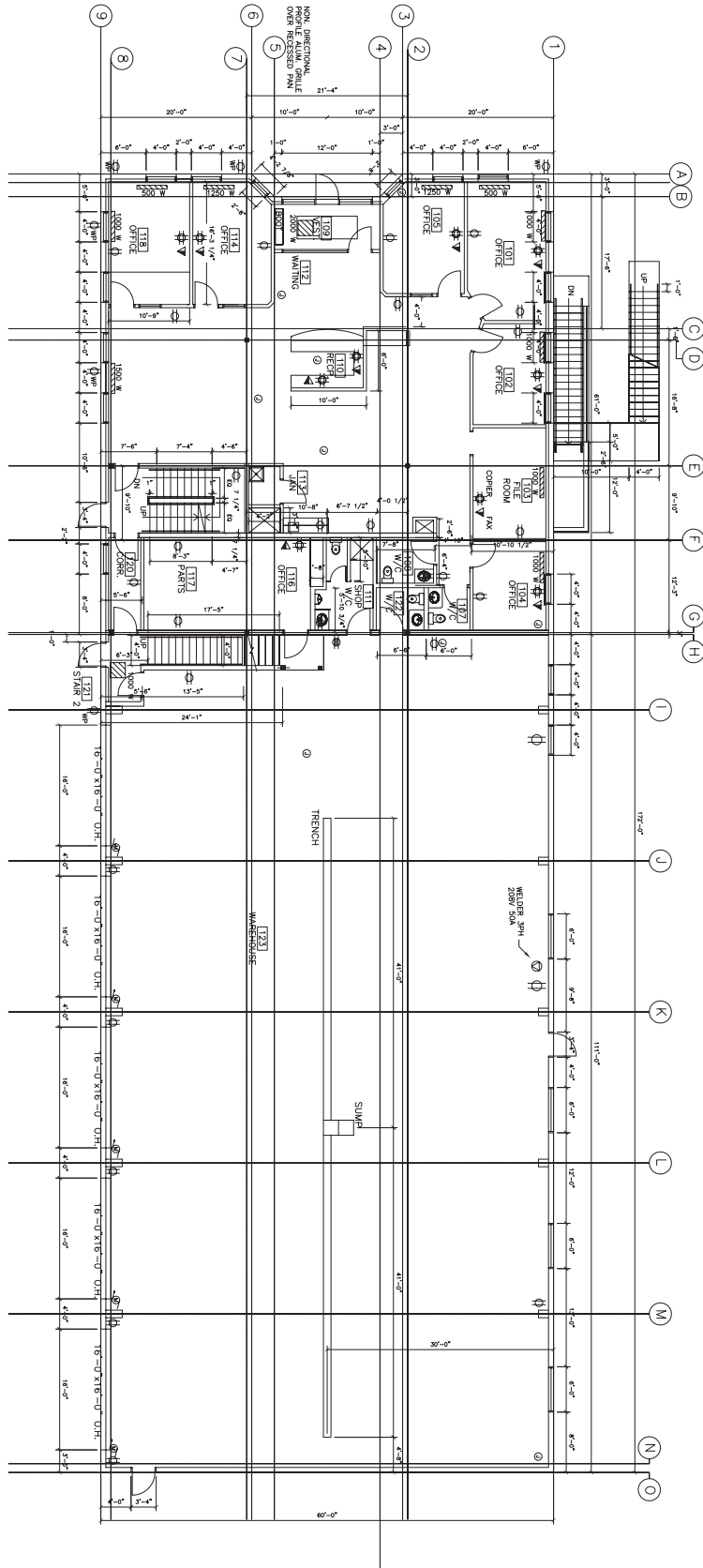
SALE PRICE

\$5,000,000

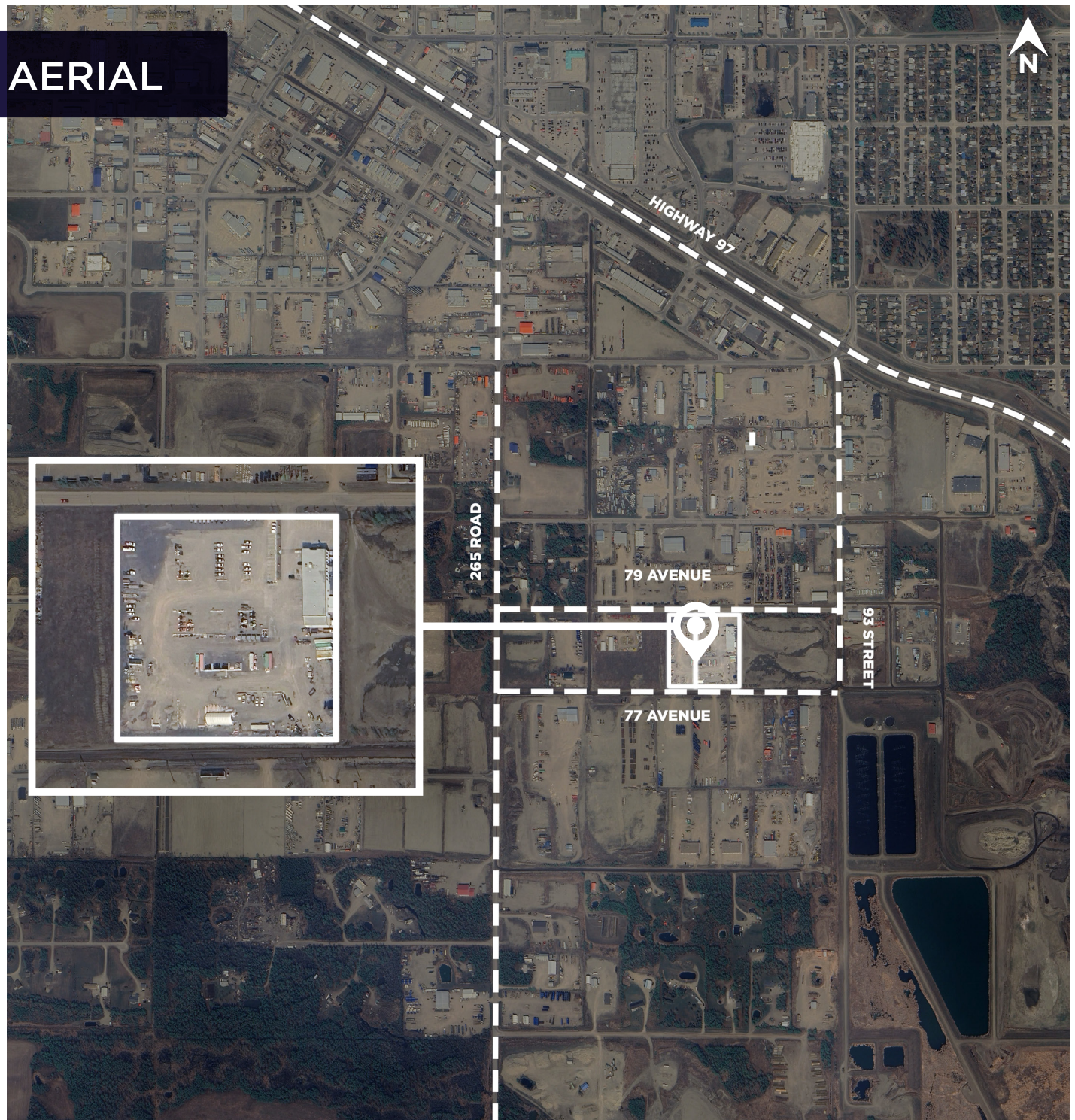
TAXES

\$78,573.65 (2025)

FLOOR PLAN (MAIN FLOOR)



AERIAL



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