



5.21 Acre Development Property Opportunity Information Package

Lot 2 as subdivided from 7171 Hart Highway
Prince George, BC



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OPPORTUNITY OVERVIEW



The 5.21-acre development site located on the north side of Prince George, adjacent to the Hart Highway, presents an exceptional opportunity for a visionary partnership. Boasting unparalleled exposure and high traffic counts. This property is ideally suited for a mixed-use development combining commercial and residential opportunities. Its strategic location near Shas Ti Kelly Road Secondary School adds further appeal, offering convenience for families and businesses alike. With the potential for CMHC financing, partners can benefit from 50-year amortization periods and low payments, ensuring the financial viability and long-term profitability of the project.

This site has already attracted considerable interest from potential commercial tenants eager to secure space at market rates, underscoring its promising prospects. Moreover, this project offers an ideal opportunity for Developers or partners looking to create generational wealth for their families while fostering a deep sense of pride. The development's strategic design and community-centric approach can serve as a lasting legacy, blending cultural significance with economic prosperity. With a focus on maximizing this site's potential, this project is set to become a cornerstone of sustainable growth in Prince George.

Partnership Opportunity

Services installed include hydro, gas, water, sewer and storm sewer

CMHC Financing Creating Positive Cash flow Phase 2

Long Term Generational Wealth Creation

5.21 Acre Site Residential RM5 Zoning

Purchase or Partner with an Initial investment

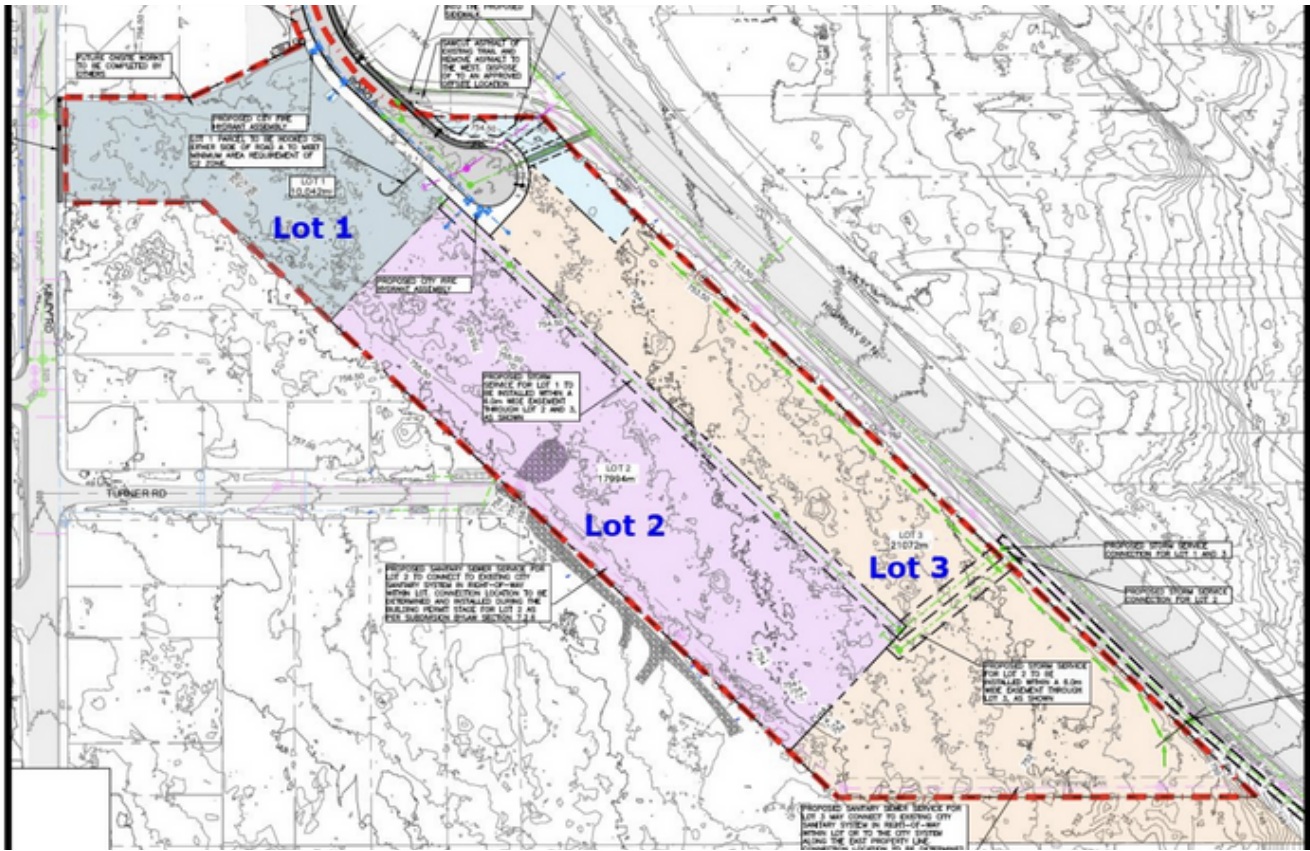
INFORMATION OVERVIEW



Space for 225 Units of Residential with considerable Commercial space.

Investment Highlights

- **Turnkey Mixed-Use Development:** Invest in a fully designed and soon to be constructed mixed-use building in Northside Crossing, a prime development in a growing market of the Hart Highway
- **Minimal Upfront Investment:** Secure this opportunity with a \$3.8 million investment for the land purchase and participate in a cost-plus 20% construction program.
- **Favorable Financing:** Take advantage of CMHC's 50-year amortization, 95-100% loan-to-cost program with bond interest rates for a 5-10 year term.
- **Strong Revenue Potential:** Benefit from a diversified income stream comprising 60 apartments, storage units, covered parking, and 12,000 sq ft of commercial space.
- **Hassle-Free Management:** Enjoy a hands-off investment with our comprehensive property management services for 10% of rents.
- **Future Growth Potential:** Secure the option to participate in future development phases within Northside Crossing, expanding your investment portfolio.



Located on Hwy 97 North (Hart Highway) Just North of the Mcdonalds , the parcel is adjacent to the highway and runs up to Hanlen road where the Day and Night Foods and Esso is located.

ZONING

RM5

Amending Bylaws	10.13	RM5: Multiple Residential			RM5
	10.13.1 Purpose	The purpose of this zone is to provide for multiple housing with a maximum density of 125 dwellings/ha for areas defined by the OCP as suitable for higher density housing.			
Bylaw 9134	10.13.2 Principal Uses	Bylaw 9083	10.13.3	Secondary Uses	
	- community care facility, major - community care facility, minor - housing, apartment - housing, congregate - housing, four-plex - housing, row - housing, stacked row - religious assembly only on sites less than 1.0 ha. - housing, supportive only on Lot 6, District Lot 343, Cariboo District, Plan 18815			- club - health service, minor - home business 1 - retail, convenience - retail, general only on Lot 6, District Lot 343, Cariboo District, Plan 18815 - service, massage therapy - service, personal	
	10.13.4 Subdivision Regulations	- The minimum lot width is 22.0 m. - The minimum lot area is 1,200 m².			
	10.13.5 Regulations for Principal Development	- The maximum density is 125 dwellings/ha. - The maximum site coverage is 55%. - The maximum height is 15.0 m. - The maximum number of storeys is 4. - The minimum front yard is 4.5 m. - The minimum interior side yard is 3.0 m, except it is not required for a common wall for attached housing. - The minimum exterior side yard is 3.0 m - The minimum rear yard is 6.0 m. - The minimum setback between principal buildings is 6.0 m.			
Bylaw 8256					
Bylaw 8256					
Bylaw 8256					

POSSIBLE BENEFITS TO TSAY KEH DENE FIRST NATION

Why you may wish to Invest in Northside Crossing?

- Prime Location: Situated in a thriving community with high demand for residential and commercial spaces.
- Mixed-Use Synergy: The combination of residential, commercial, and storage units creates a vibrant and attractive development.
- Experienced Development Team: We have a proven track record of delivering successful mixed-use projects should you wish to use them.
- Long-Term Growth Potential: Northside Crossing is poised for continued growth and appreciation, offering a secure long-term investment opportunity to create generational wealth for your family or business
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This is a limited-time opportunity to invest in a high-potential mixed-use development with minimal upfront investment and attractive financing options.

Please note that any projections are based on current estimates and market conditions. Actual results may vary depending on building conditions and costs.

CONCLUSION

This investment may make sense for a investors looking to generate long term generational wealth while creating a visible development that they can be proud of for many years to come.

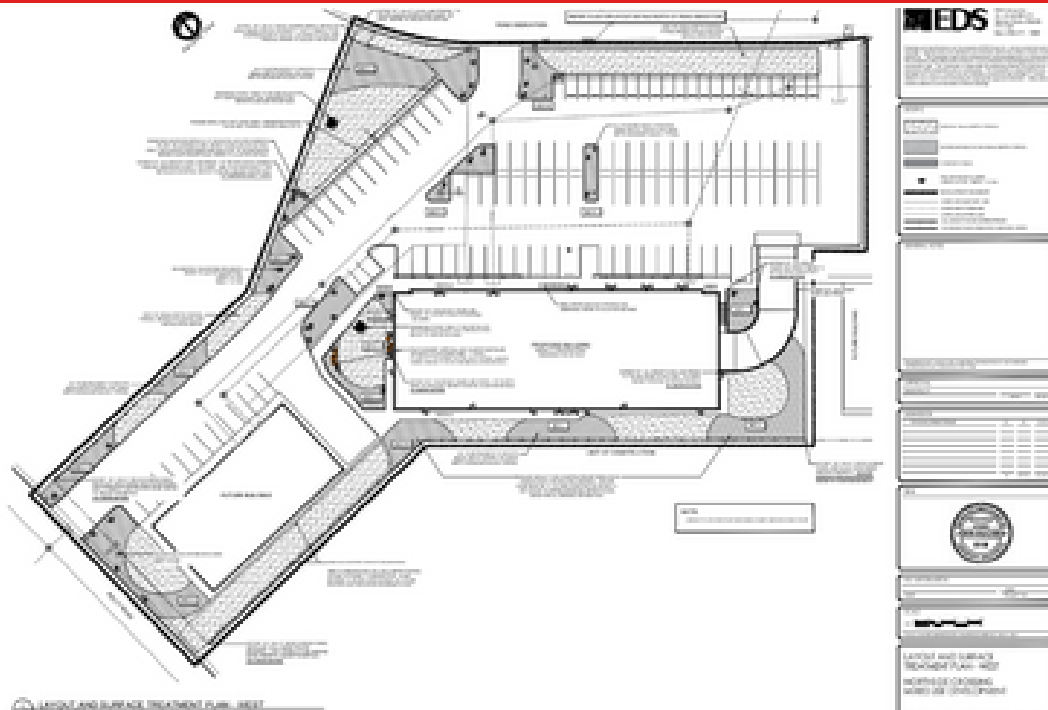
For additional information, site viewing, or documents please contact your commercial realtor.

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Dave Fuller, MBA, is a Commercial and Business Realtor operating in Northern British Columbia. Dave is an award winning Business Coach and has owned businesses for most of his life. In 2016 Dave wrote a book called "Profit Yourself Healthy" for small business owners who want to "Earn More and Worry Less". Dave is happily married and has 4 mostly grown children. In his spare time, Dave likes to hikes, ski, is an avid cyclist and is a high level basket ball coach. Dave is active in his church music ministry and supports various non profits.

PHASE 1 PROJECTIONS



Ph1a

- lot 1 60 apartments @\$1700 \$100,000 mnth
- storage units 28 at \$3000 mnth
- under parking 36 units \$3000 mnth
- 12,000 sq ft commercial \$30 k mnth
- Total revenue \$137,000 mnth \$1,644,000 year
- Expenses monthly
- \$57k mnth mortgage \$16 mil cmhc 3.5% 50 y
- \$13k management 10% revenue
- \$42k expenses 30% max revenue
- Total expenses \$112,000
- Profit \$25,000 month
- Plus management if in house