

# FOR SALE

## HILLCREST VILLAGE

9303 102 Avenue, Fort St. John, BC

Modern, High-quality 78-Unit Apartment Building  
with Surplus Land in Fort St. John

Invest in the strong cash flow of Fort St. John's  
surging rental market ...and build a purpose-built  
rental sister building.

- » Capitalize on strong cash flow and significant rental upside
- » Capitalize on 187,308 sq. ft. of additional density
- » Capitalize on furnished suite rental potential



**Dan Schulz**  
Personal Real Estate Corporation  
778.999.5758  
dan@bcapartmentinsider.com

**Chris Winckers**  
778.828.9763  
Chris.Winckers@macdonaldcommercial.com



**Macdonald**  
COMMERCIAL

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**CORFAC**  
INTERNATIONAL

# THE OPPORTUNITY

Macdonald Commercial is proud to present the opportunity to acquire a newly constructed, wood frame, 78-unit purpose-built rental building as well as 2.15 acres of serviced vacant land that is zoned for the construction of a sister building. This unique opportunity offers an ideal combination of rental income upside and development upside in the surging multi-family rental market of Fort St. John, BC.

A Purchaser can enjoy cash flow from the existing well-built, modern, state-of-the-art apartment building while simultaneously constructing the sister building on the vacant portion of the property.

The subject property is located along 102 Avenue, 3 blocks east of 100 Street, one of the main commercial streets in Fort St. John. This location offers close proximity to restaurants, grocery stores, and other shops, services and amenities. North Peace Regional Airport is less than a 10-minute drive from the property.



# PROPERTY INFORMATION

## CIVIC ADDRESSES

9303 102 Avenue, Fort St. John, BC

## LEGAL DESCRIPTION

LOT B, PLAN BCP51309, SECTION 6, TOWNSHIP 84, RANGE 18, MERIDIAN W6, PEACE RIVER LAND DISTRICT

## PID

028-923-871

## ZONING

RM-4 Multiple Dwelling Housing (High Density)

## DENSITY

155 Dwelling Units per Hectare

## GROSS TAXES 2021

\$60,967.36

## TENURE

Property to be delivered free and clear of all financial encumbrances

## PRICE

**\$13,990,000.00**



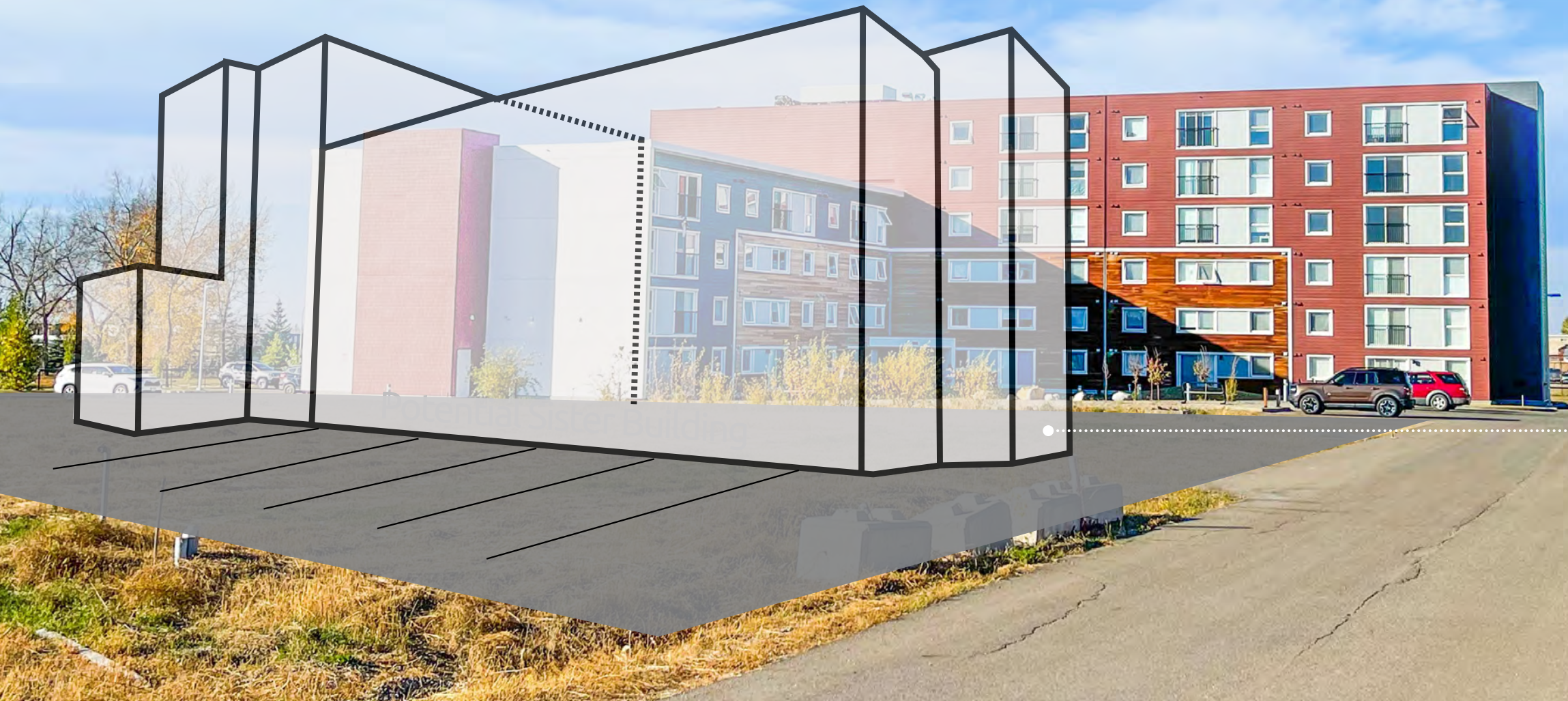
## DEVELOPMENT POTENTIAL

Zoning

**RM-4**

Surplus Density

**187,308** sq. ft.



# FORT ST. JOHN

Known as the “Energetic City”, Fort St. John is known for its abundance of natural resources, including forestry, oil, natural gas, mining, and agriculture. This coupled with it being the largest city in Northeastern BC draws a multitude of workers, investors, and entrepreneurs to the city. Fort St. John is also located less than two hours by air from both Calgary and Vancouver, making travel to and from relatively easy.

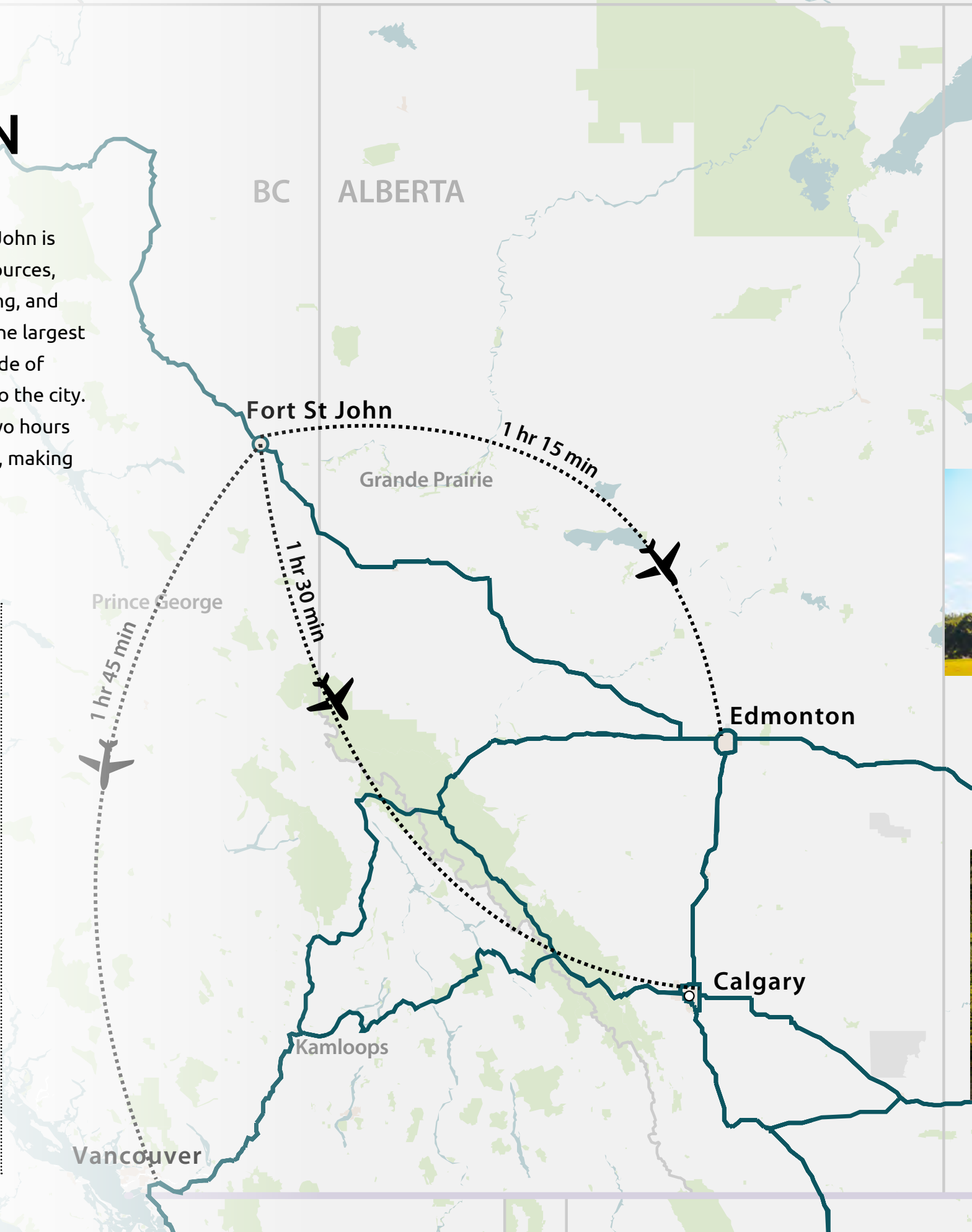
## ABOUT FORT ST. JOHN

2021 Population  
**21,465**

2021 Median Age  
**32.4**

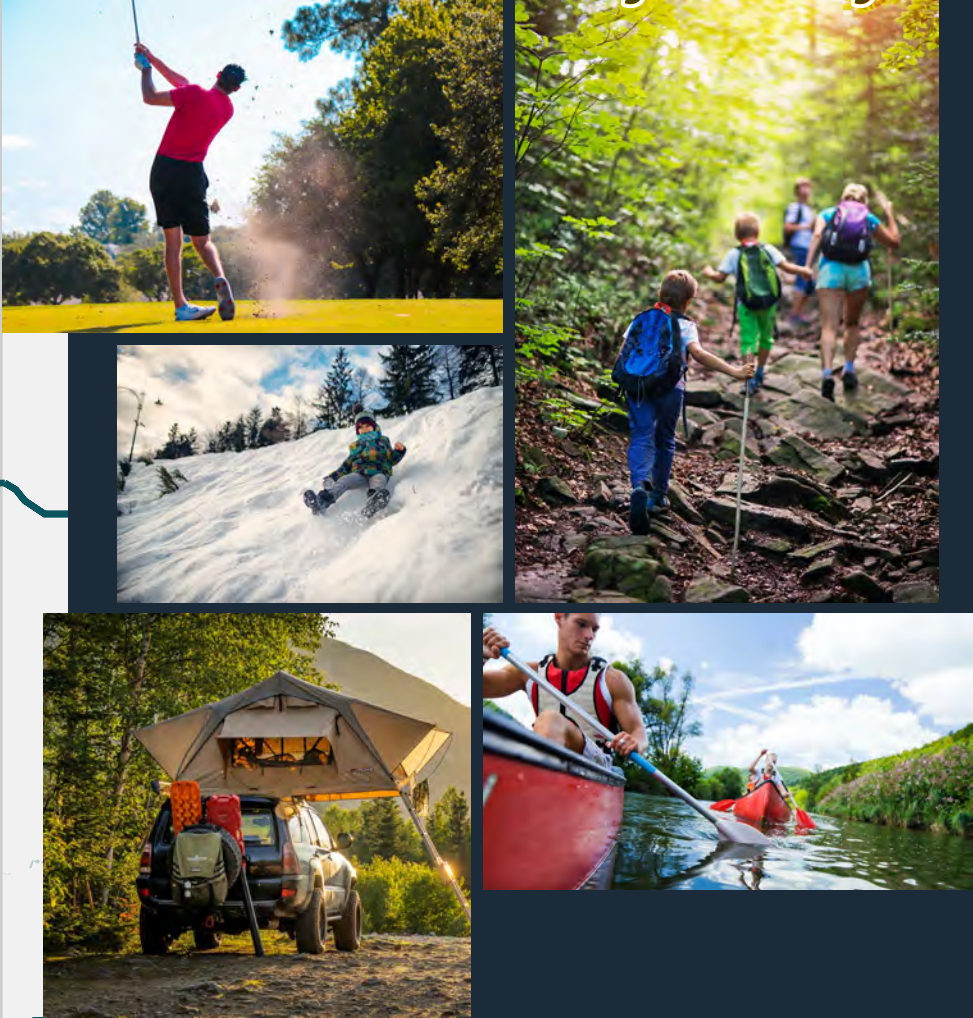
2021 Median Household Income  
**\$102,000**

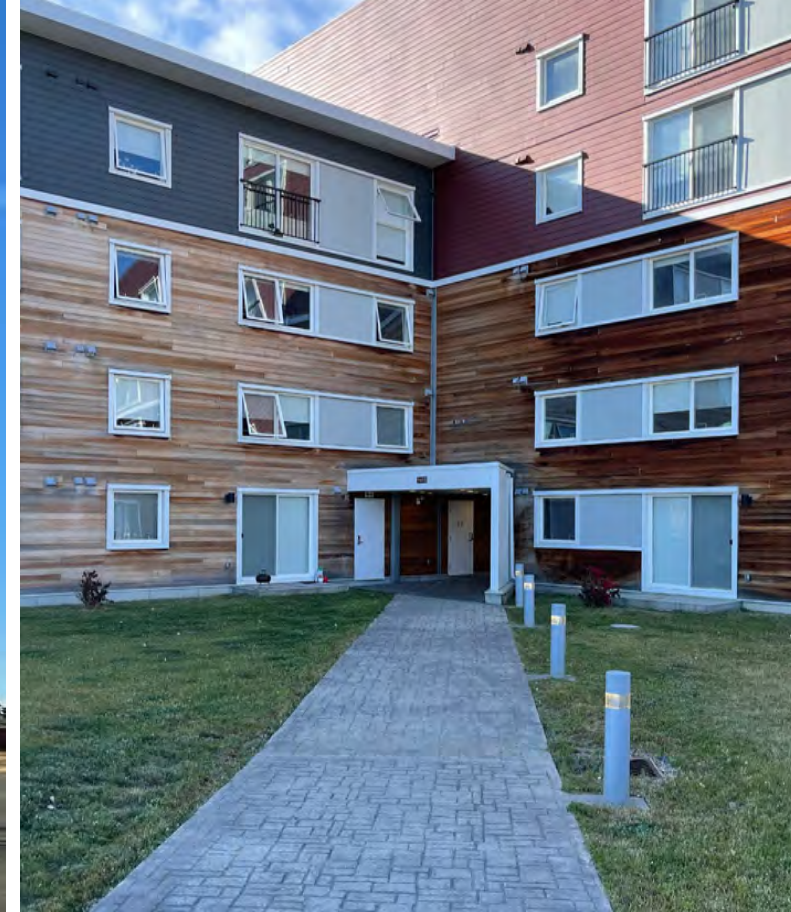
**HIGHEST**  
Household Income in BC



The City offers a rich concentration of cultural and outdoor activities. It provides top-notch recreation facilities with hundreds of events taking place every year.

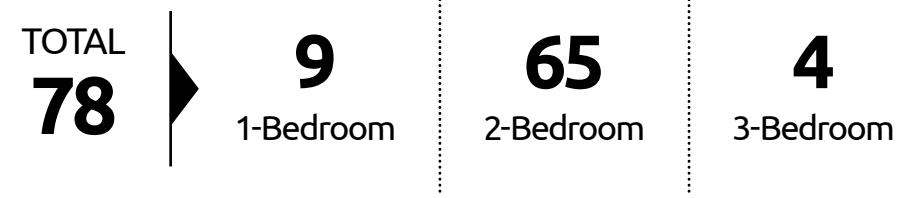
## Natural Beauty & Lifestyle





# PROPERTY DETAILS

## UNIT MIX



## IMPROVEMENTS

Built in 2016, the subject property is improved with a six-storey apartment building featuring 78 residential rental units. Parking is provided to the west and south of the building.

### BUILDING FEATURES INCLUDE

- » Two Venture elevators
- » Suites and common areas accessed by keyless fob entry system
- » Heat and hot water provided by two A.O. Smith Burkay Copper Coil Boilers and two hot water tanks
- » Individual electric meters billed directly to tenants
- » Tenants are invoiced separately each month for water: \$50/single, \$100/two or more
- » 120 surface parking stalls at \$50/month. Unassigned stalls for tenants and guests
- » Electrical receptacles in the parking lot for block heaters
- » Building features 5 furnished suites
- » TELUS fibre optic connection offering high speed internet and cable

### SUITE FEATURES INCLUDE

- » Modern quartz countertops
- » Luxury vinyl plank flooring
- » Baseboard heating
- » Kitchen appliances include fridge, stove, dishwasher
- » In-suite Washer/dryer
- » Generous open concept layout
- » **Entire complex is accessed by keyless fob entry system**



### ⚠ IMPORTANT NOTICE

Please do not disturb tenants. Tours of the property will be arranged for the Buyer.

Coupled with development potential on the vacant 2.15 acres, it is easy to see how this newer purpose-built rental building would be an exceptional acquisition.

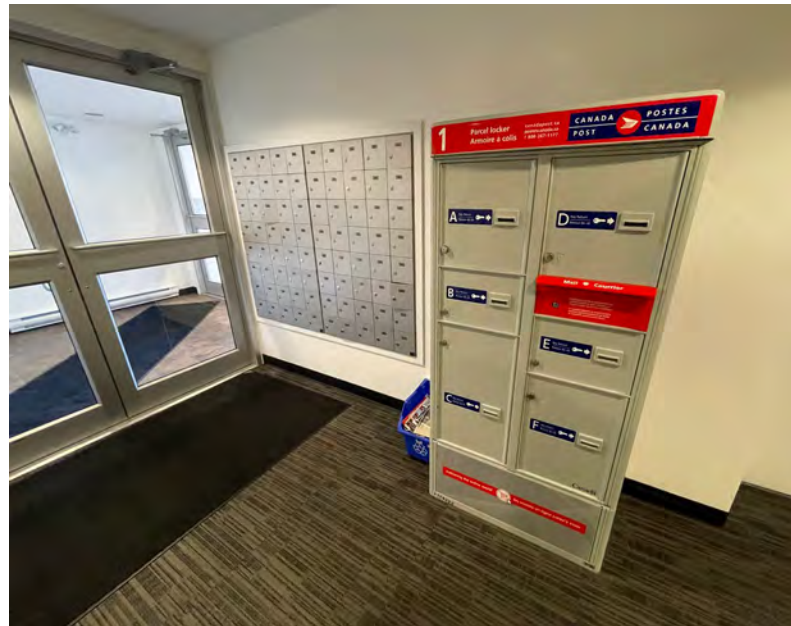
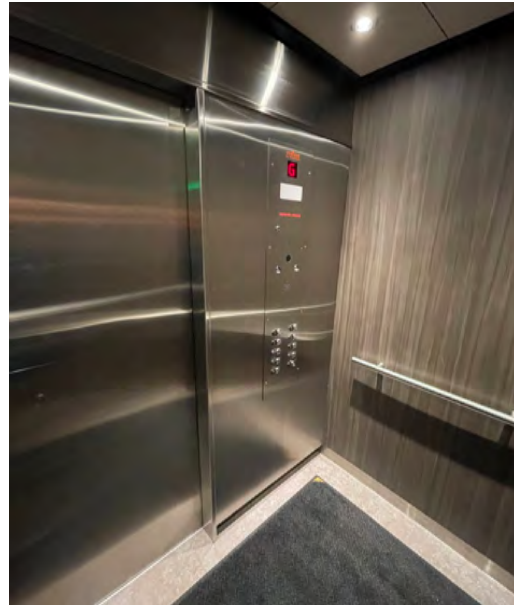
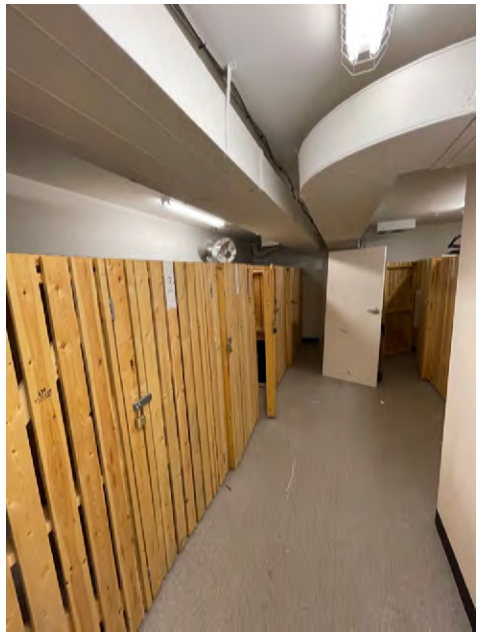
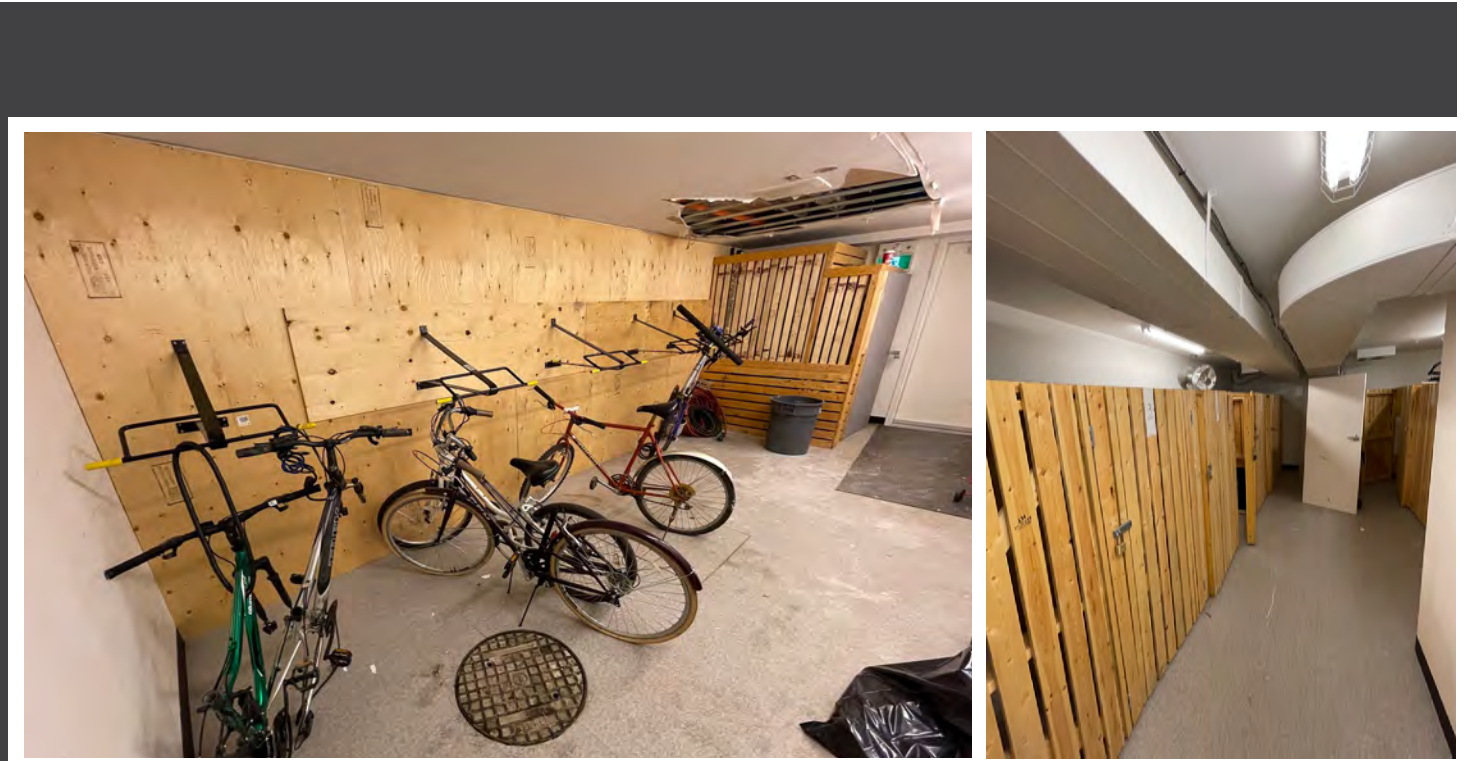
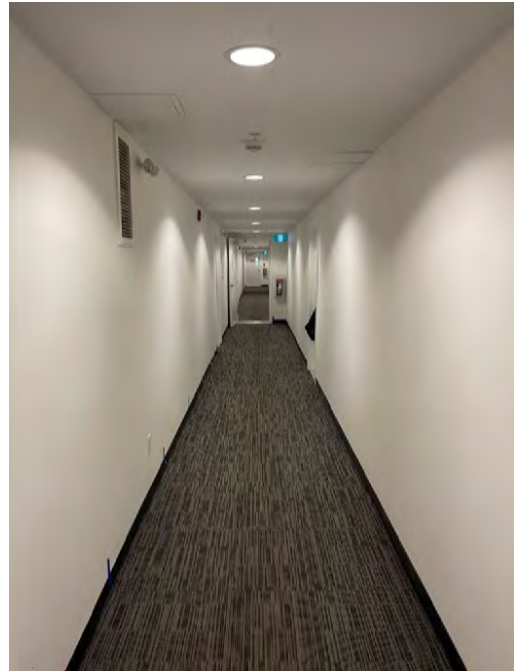
9403

# HILLCREST VILLAGE

## SUITE PHOTOS



9403  
**HILLCREST**  
VILLAGE  
**FACILITIES**



# NEIGHBOURING AMENITIES

● RESTAURANTS/CAFES

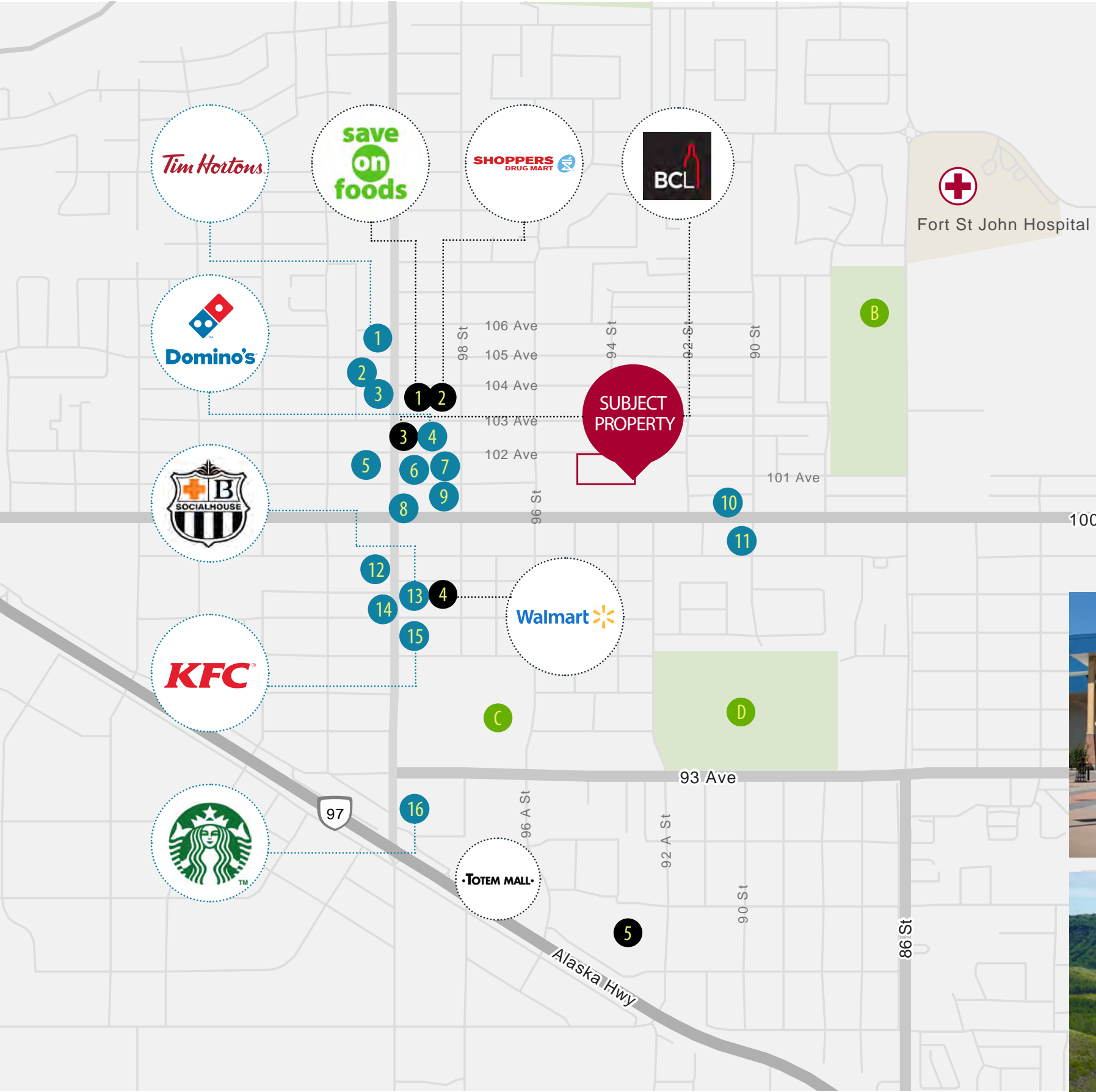
1. Tim Hortons
2. Q Spot Restaurant
3. Easy Bites Restaurant
4. Domino's Pizza
5. Olive Tree Mediterranean Grill
6. Indian Essence Bistro
7. Pho A Pho Saigon
8. Whole Wheat and Honey Cafe
9. North Bar & Grill
10. OLIO'S PIZZERIA
11. Mings Kitchen
12. Mastaro Sushi
13. Browns Socialhouse
14. Audielicious
15. KFC
16. Starbucks

● SHOPPING & SERVICES

1. Save-On-Foods
2. Shoppers Drug Mart
3. BCLIQUOR
4. Amanda's NOFRILLS
5. Walmart Supercentre

● PARKS & RECREATIONS

- A. Kinsmen Park
- B. Surerus Park
- C. Pomeroy Sport Centre
- D. Toboggan Hill Park



Fort St. John Lookout of Peace River



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FOR MORE INFORMATION, PLEASE CONTACT:

**Dan Schulz**

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778.999.5758

dan@bcapartmentinsider.com

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**Macdonald**

**COMMERCIAL**

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Macdonald Commercial Real Estate Services Ltd.

1827 W 5th Ave, Vancouver, BC V6J 1P5

www.macdonaldcommercial.com

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