

Prime Development Opportunity 1548 Queensway St. Prince George



DAVE FULLER, MBA, REALTOR
250-617-7467 dave@nbccommercial.ca





1548 Queensway St. Property Overview

This is your chance to buy a lot with development potential to build a multi-family complex to generate generational wealth.

This lot is located in a highly visible and easily accessible area of Prince George.

Ideal site for apartment, condominium, or purpose-built rental development.

Do not miss your chance to build a landmark residential project on this strategically positioned site.

Asking Price only \$170k

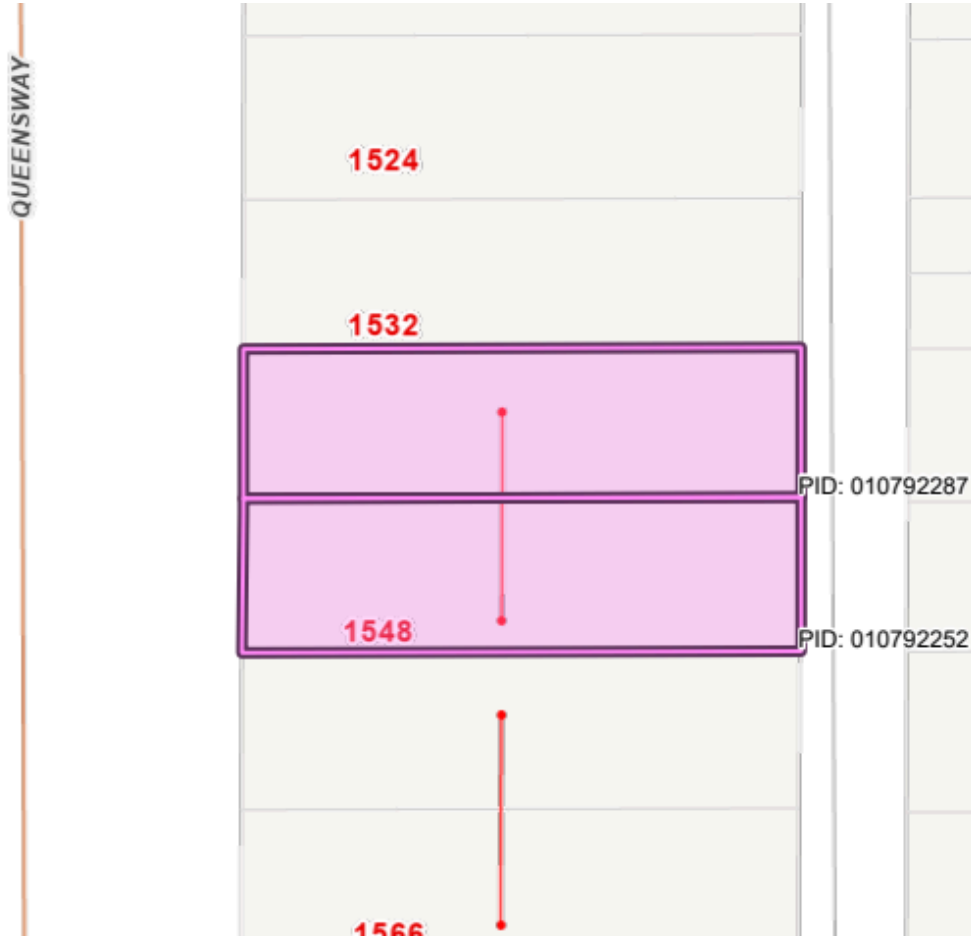
**APROX. 6600 SQ FT OF
CLEARED LAND**

**ZONED RM6 MID RISE
RESIDENTIAL**

**GREAT VISIBILITY ON HIGH
TRAFFIC ROAD**

**CONVENIENTLY LOCATED
WITHIN WALKING
DISTANCE OR ACCESSIBLE
BY PUBLIC TRANSIT**

1548 QUEENSWAY ST. PROPERTY MAP



ZONING INFORMATION

RM6

Amending Bylaws	10.14	RM6: Mid-rise Residential		RM6
	10.14.1 Purpose	The purpose of this zone is to provide for mid-rise multiple housing with a maximum density of 140 dwellings/ha for areas defined by the OCP as suitable for higher density housing.		
	10.14.2 Principal Uses	Bylaw 8408	10.14.3 Secondary Uses	
	<ul style="list-style-type: none"> • Apartment hotel • 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. 		<ul style="list-style-type: none"> • club • health service, minor • home business 1 • retail, convenience • secondary suite • service, massage therapy • service, personal 	
	10.14.4 Subdivision Regulations	<ol style="list-style-type: none"> 1. The minimum lot width is 27.0 m. 2. The minimum lot area is 1,500 m². 		
	10.14.5 Regulations for Principal Development	<ol style="list-style-type: none"> 1. The maximum density is 140 dwellings/ha. 2. The maximum site coverage is 45%. An additional 30% may be used for covered or enclosed off-street parking. 3. The maximum height is 30.0 m. 4. The minimum front yard is 4.5 m. 		
Bylaw 8255		5. The minimum interior side yard is 3.0 m, except it is not required for a common wall for attached housing.		
Bylaw 8255		6. The minimum exterior side yard is 3.0 m		
		<ol style="list-style-type: none"> 7. The minimum rear yard is 4.5 m. 8. The minimum setback between principal buildings is 6.0 m. 		
	10.14.6 Regulations for Accessory Development	<ol style="list-style-type: none"> 1. The maximum height is 5.0 m. 2. The minimum front yard is 15.0m. 		
Bylaw 8255		3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.		
		4. The minimum rear yard is 1.2 m.		
	10.14.7 Other Regulations	<ol style="list-style-type: none"> 1. Service, retail, and health service uses shall not be in any freestanding building separate from a building containing a residential use. The maximum gross leasable floor area of any service, retail, or health service use in one tenancy is 150 m². The maximum total combined gross floor area of all service, retail, and health service uses shall not exceed the lesser of 260 m² or 10% of the gross floor area of all principal buildings on the site. 		

NEED MORE INFORMATION?

If you would like more information, additional site viewing, or would like to put in an offer to purchase the property, please reach out to your realtor or me, the listing agent, and I will put you in touch with an agent that will help you.

David Fuller, Realtor

Team Powerhouse Realty
1679 15th Ave Prince George

Phone 250-617-7467

Email dave@nbccommercial.ca

