

FOR SALE

Maple Dr

Walmart

SANDMAN
HOTEL GROUP

Cariboo Hwy.

Gook Rd.

SUBJECT

Lakeview
Elementary School

Beryl St.

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

STONY
PARK

Dragon Lake.



COMMERCIAL DEVELOPMENT SITE

ADDRESS:

2317 Gook Rd.,
Quesnel, BC

SIZE:

3.25 Acres

PRICE:

\$995,000

97

VARING
MARKETING GROUP
HOMELIFE ADVANTAGE REALTY LTD.

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Joe Varing - Personal Real Estate Corporation Ltd.
360-3033 Immel Street, Abbotsford, BC V2S 6S2

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PROPERTY DESCRIPTION

CIVIC ADDRESS: 2317 Gook Rd., Quesnel, BC

SIZE: 3.26 Acres

PRICE: \$995,000

OPPORTUNITY:

- It is a prime 3.25-acre commercial redevelopment site strategically located in South Quesnel with exceptional visibility along Highway 97, the city's main north-south corridor.
- Currently zoned C4 (Service Commercial), the property offers broad flexibility for a wide range of uses including:
 - Drive Through
 - Gas Bars
 - Hotel
 - Retail Store
 - Mini Storage
 - Office
 - Nurseries

See pages 4-6 for more details. This zoning ensures adaptability for both immediate development and long-term investment strategies.

- Designated Highway Service Commercial in the Quesnel Official Community Plan, the site is fully aligned with the city's vision for sustained growth and expansion of its commercial corridor.

Density & Build Options:

- Up to 40% lot coverage
- Building heights permitted up to 35 ft
- Estimated FSR of 1-1.25
- Positioned right by Lakeview Elementary & within 600m of Walmart Supercentre, Loblaws, Sandman Hotel, and other commercial services. Over 7,000 vehicles per day pass the site, ensuring strong visibility and customer flow. See page 7 for all the nearby amenities.
- Quesnel sits in the heart of the Cariboo region, a hub for forestry, mining, agriculture, and tourism. The Fraser River and surrounding natural landscapes add lifestyle appeal, supporting both residential growth and business development. South Quesnel continues to evolve as a vibrant retail and service hub, making this site a cornerstone opportunity for forward-thinking investors and developers.

BUYER DUE DILIGENCE: This property is offered for sale on an "as is, where is" basis. The Seller and the Seller's agent c/o Joe Varing and Homelife Advantage Realty Ltd. make no representations or warranties concerning the property, including its condition, dimensions, permitted uses, development potential, zoning, environmental condition, structures, systems or services. Buyers and their agents must independently verify all information and complete all inspections and due diligence they consider necessary before entering into a binding agreement. This disclaimer is subject to all disclosure obligations required by law.

AERIAL VIEW



TOPOGRAPHY & DIMENSIONS



25. C-4 – Highway Commercial

The purpose is to **zone** and preserve land for the accommodation of **large format retail** and a mix of vehicular oriented highway commercial uses, not provided for in the Downtown and West Quesnel Commercial areas.

25.1 Principal Uses

The following **principal uses** and no others are permitted in the C-4 **Zone**:

- (a) **animal clinic.**
- (b) **assembly.**
- (c) **automotive and equipment repair shops.**
- (d) **auctioning establishments.**
- (e) **automotive sales/rentals.**
- (f) **broadcasting studio.**
- (g) **cannabis retail sales**
- (h) **drive through.**
- (i) **eating and drinking establishment.**
- (j) **equipment rentals.**
- (k) **financial institution**, subject to Section 25.4.5 below.
- (l) **fleet services.**
- (m) **funeral parlour.**
- (n) **gas bars.**
- (o) **hotel.**
- (p) **large format retail store.**
- (q) **liquor retail store.**
- (r) **mini-storage facility.**
- (s) **motel.**
- (t) **neighbourhood public house.**
- (u) **office**, only for construction trades industry.
- (v) **personal service establishment.**
- (w) **recreation and entertainment facility.**

City of Quesnel | Zoning Bylaw No. 1880

ZONING DESCRIPTION

- (x) **recreational vehicle sales/rentals.**
- (y) **recycled materials drop-off centres.**
- (z) **tourist accommodation.**
- (aa) **vehicle and equipment sales/rental.**
- (bb) **warehouse.**

25.2 Accessory Uses

The following uses and no others are permitted as **accessory uses** in the C-4 Zone:

- (a) **accessory buildings or structures.**
- (b) **caretaker dwelling unit.**

25.3 Regulations

Regulations table for C-4 zone:

25.3.1	Maximum density	gross floor area ratio of 0.65
25.3.2	Minimum lot size with:	
	(a) community sanitary sewer and community water system	557 m ² (5,996sq.ft.)
	(b) community sanitary sewer and no community water system	1600 m ² (17,223sq.ft.)
	(c) no community sanitary sewer system	4000 m ² (43,055sq.ft.)
25.3.3	Minimum lot frontage	20 m (66 ft)
25.3.4	Maximum height	12 m (39 ft) or 3 storeys for principal building 4.5 m (15 ft) for accessory building
25.3.5	Maximum lot coverage	50%
25.3.6	Minimum setback of principal building from:	
	(a) front lot line	7.5 m (25 ft)
	(b) interior side lot line	0.0 m 2.0 m
	(c) exterior side lot line abutting a flanking street	
	(d) rear lot line	0.0 m

25.4 Other Regulations

- 25.4.1 Where a C-4 zoned **lot** abuts a Residential **zone** the minimum setback is 7.5m (25 ft) for buildings in the C-4 **zone**.
- 25.4.2 Every business or undertaking shall be completely within an enclosed building, except for parking and loading facilities, patios, and seating areas, and any permitted outdoor storage yards.
- 25.4.3 A use which is noxious or offensive because of odour, dust, smoke, gas, noise, vibration, heat, glare, electrical interference, or is a nuisance beyond the limits of the **site** on which the use is located shall not be permitted.
- 25.4.4 An accessory **dwelling unit** shall:
 - (a) have a **completely separate entrance** to the **street**; and
 - (b) be self-contained.
- 25.4.5 The maximum **floor area** for all financial services use is 200 m² per tenancy and in addition for banks, credit unions, and trust companies a branch of the same financial service company must be located in the C-3 (Downtown Commercial) zone.
- 25.4.6 **Personal service establishments** are limited to a maximum floor area of 235.0 m² and are only permitted in the C-4 (Highway Commercial) zoned area of Quesnel along Hwy 97, south of Hydraulic Rd.
- 25.4.7 No **structure** will be permitted to be constructed with a floor area of less than 460 m² (5000 sq. ft.) for the purpose of **highway commercial retail stores**.
- 25.4.8 The use of **Retail Store** is permitted on the land legally described as Lot 1 District Lot 3140F Cariboo District Plan BCP6129 Except: Plan BCP32503.
- 25.4.9 The use of **Vapour Retail Store** is permitted on the land legally described as Lot B District Lot 3948 Cariboo District Plan 18315 Except Plan 30571; Lot 1 District Lot 3140F Cariboo District Plan BCP6129 Except: Plan BCP32503.

NEARBY AMENITIES



What's your **property** worth?

If you're considering the sale of a property this year, please call/text for an assessment [236.866.6036](tel:236.866.6036) or email at team@varinggroup.com

