

Maple Dr

Walmart

SANDMAN HOTEL GROUP

FOR SALE

Cariboo Hwy.

Gook Rd.

SUBJECT

Lakeview Elementary School

Beryl St.

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

COOMY PARK

Dragon Lake.



COMMERCIAL DEVELOPMENT SITE

ADDRESS:

2317 Gook Rd.,
Quesnel, BC

SIZE:

3.25 Acres

PRICE:

\$995,000

HOMELIFE ADVANTAGE REALTY LTD.

Joe Varing - Personal Real Estate Corporation Ltd.

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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.

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

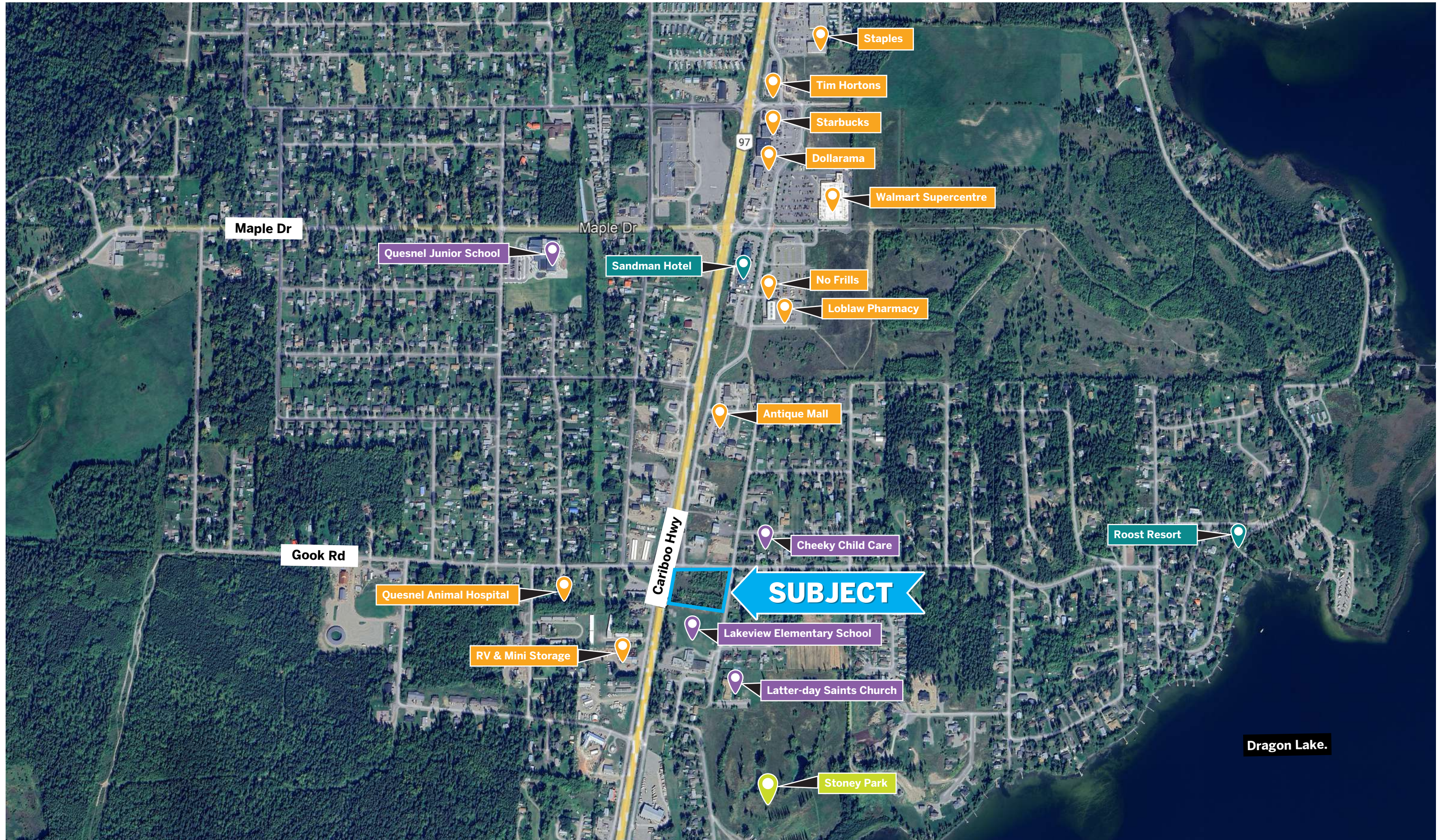
Regulations table for C-4 zone:

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

