



10123 95<sup>TH</sup> AVENUE | FORT ST. JOHN, BC

# Motion Canada For Sublease

**CENTURY 21.**  
Energy Realty

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**LANDMARK**

# 10123 95<sup>TH</sup> Avenue | Fort St. John, BC

## LOCATION

This centrally located property offers prime visibility and convenient access from two sides—making it an excellent choice for service commercial use. With ample on-site parking, easy in-and-out access, and close proximity to the Alaska Highway and major traffic routes, this location checks all the boxes for visibility, accessibility, and functionality.

## ZONING

The subject property is zoned C-4 (Highway Commercial). This zoning permits a wide range of uses including but not limited to: warehousing, wholesale, manufacturing, contracting, and retail use etc.

## AVAILABLE SPACE

### Building

4,400 SF

### Comprised of

1,200 SF

*Officeretail area*

3,200 SF

*Warehouse*

## IMPROVEMENTS

- \$80,000 in new pavement and exterior upgrades
- Torch-on roof, 2017
- Hot water tank, 2023
- General maintenance completed as required

## LEASE RATE

\$15.00 /SF Main Floor

## ADDITIONAL RENT

\$4.07 /SF

*Estimated for 2025*

## SUBLEASE TERM

Available immediately  
and expires  
November 30, 2027

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