



FOR SALE - HODGSON PLACE MALL

83 SECOND AVENUE S
WILLIAMS LAKE, BRITISH COLUMBIA



PROPERTY FEATURES



ANCHOR TENANT

Anchored by BMO



LOCATION

Located in the heart of downtown Williams Lake



PARKING

18 surface stalls,
42 covered stalls



ZONING

C1 Zoning:
Town Centre Commercial



LOADING

2 loading docks
servicing end cap unit



STORAGE

13 storage rooms provide
opportunity for increased
revenue

THE NUMBERS



SIZE

Building: 46,435 SF
Lot: 1.15 Acres



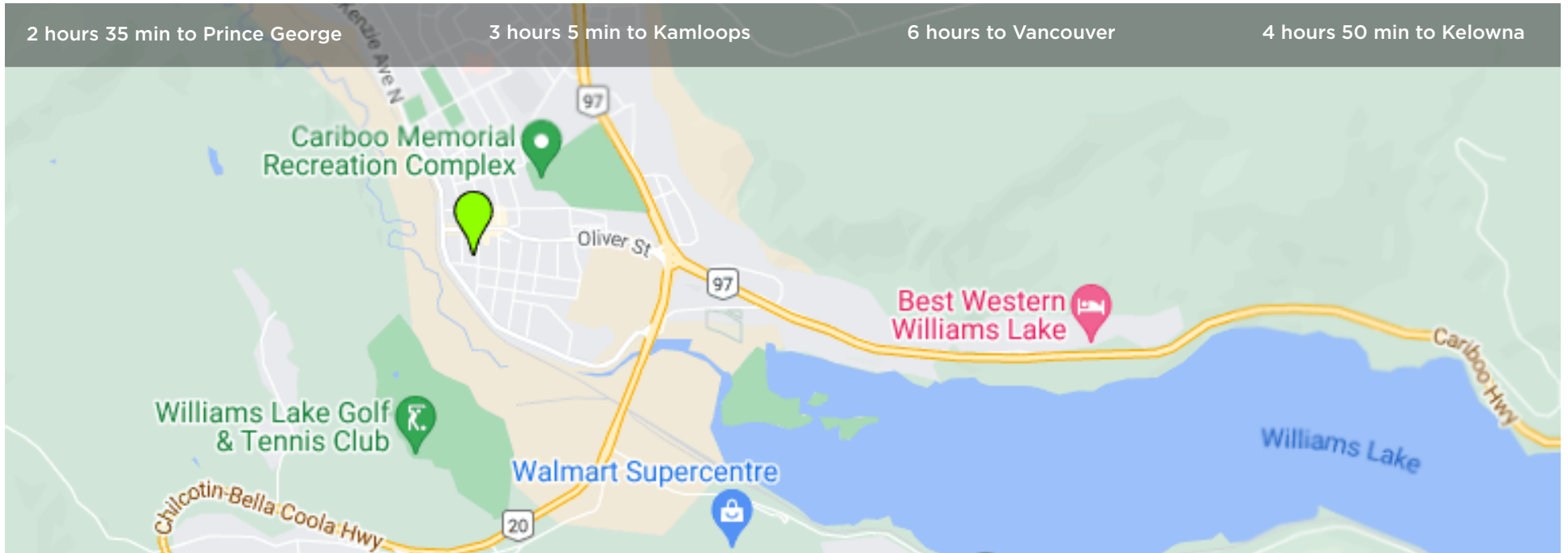
PRICE

\$6,365,000

Situated in the heart of Williams Lake, BC, Hodgson Place Mall offers convenient accessibility to various amenities, services, and transportation routes. The property boasts a mix of over 46,000 square feet of retail and office space anchored by the Bank of Montreal, with a variety of quality tenants including First Choice Hair Cutters, Kit & Kaboodle, and Canadian Mental Health Association. Potential value add opportunities for increased revenue include an unused covered parkade, indoor storage rooms, and a portion of below market rents. This is a well maintained, family owned property providing solid cash flow in a location seeing limited vacancies and a strong presence of institutional, government and industry led tenancies.







LEADING INDUSTRIES

Forestry: The region is rich in timber resources, supporting several sawmills and wood-processing facilities. Investment in forestry and related industries remains strong due to the abundance of natural resources and ongoing demand for wood products.

Mining: Williams Lake is proximate to several major mining operations, including the Gibraltar Mine, one of the largest open-pit copper mines in Canada. This sector offers opportunities in mining services, equipment supply, and other ancillary industries.

Agriculture: The fertile lands around Williams Lake support various agricultural activities, including cattle ranching and crop farming. Investments in agri-businesses, such as meat processing and value-added food production, are promising.

Tourism: The area's natural beauty, with its lakes, forests, and recreational opportunities, attracts tourists year-round. The tourism sector is ripe for investment in accommodation, outdoor adventure companies, and hospitality services.

Retail and Services: As a regional hub, Williams Lake supports a wide range of retail and service businesses. There is room for growth in both the retail sector and professional services, catering to the local population and surrounding communities.

WHY WILLIAMS LAKE?

Williams Lake presents a unique opportunity to tap into a growing and diversified economy supported by abundant natural resources, strategic location, and a supportive community. With a focus on forestry, mining, agriculture, tourism, and real estate, the city offers a promising environment for investment with potential for steady, significant returns.

POPULATION

The current population of Williams Lake sits at 10,800 with a steady population increase over the past 5 years with an average of 1.19% **annually**.



Let's chat.

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