

// Investment Opportunity

FOR SALE

37 Vic Turner Airport Road, Dawson Creek



Agron Miloti CEO, Broker
Capital Markets | Investment
403.478.9966 | amiloti@cdnglobal.com

Nathan Legg Associate
Capital Markets | Investment
778.222.8370 | nlegg@cdnglobal.com

CDN GLOBAL ADVISORS LTD.
736 – 6 Avenue SW, Suite 1010, Calgary, AB. T2P 3T7
www.cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors

PROPERTY DETAILS



THE OFFERING

Encana/Ovintiv is a leading North American energy producer with a strong and diverse portfolio of natural gas, oil, and natural gas liquids. The company is committed to supporting the communities where it operates by partnering with employees, community organizations, and other businesses. Encana/Ovintiv is dual-listed on both the TSX and NYSE, with a market capitalization exceeding \$9 billion and reported revenue of over \$5 billion in 2020.

In January 2013, a single-story office building was completed as a built-to-suit project for Encana/Ovintiv under a 10-year lease at a rate of \$29.00 per square foot. While the initial lease term ended in January 2023, the company opted to extend it for an additional five years, with the new term running until December 31, 2027. The building also offers an expansion opportunity, as it was designed to accommodate the potential addition of a second floor.

PROPERTY OVERVIEW

Address	37 Vic Turner Airport Road, Dawson Creek, BC V0C 2C0
Building Size	13,550 SF
Net Rent	\$29.00 per SF
Operating Costs	\$14.75 per SF
Lease Term	December 31, 2027
Year Built	2013
Parking	70 Surface Parking Stalls
Site Size	+/- 1.65 acres (71,874 SF)
Zoning	M3 Heavy Industrial

INTERIOR FEATURES // Main Floor



BUILDING DETAILS



- One-level of office providing a total leasable area of 13,550 SF
- Concrete and steel construction; and a concrete foundation
- Flat roof with rubber membrane
- Exterior finish is colored stucco with brick accents
- HVAC system provides heat and air conditioning
- Frontage of ~105 feet, adjacent to Highway #2 to the South
- Frontage of ~167 feet, adjacent to Vic Turner Airport Road
- Depth is ~442 feet
- Site is fully serviced to the typical municipal standard including power, natural gas, telephone, water and sanitary sewers
- Additional municipal services available in terms of police and fire protection

LOCATION

The Encana/Ovintiv building boasts a prime location adjacent to the Dawson Creek Airport and along the Pouce Coupe Highway, a key municipal extension of Highway 2. This strategic positioning provides seamless access to Dawson Creek's major thoroughfares, including 8th Street and Alaska Avenue, ensuring excellent connectivity to the city's downtown core, schools, Northern Lights College, and the Dawson Creek District Hospital.

Dawson Creek serves as a vital hub for resource-based industries, attracting major energy companies such as Encana/Ovintiv, MEG Energy, and Pengrowth Energy due to its proximity to significant natural gas deposits like the Montney Formation. Additionally, the presence of the Louisiana-Pacific OSB plant and other forestry operations in the Peace Region further strengthens the area's industrial base.

With 2.5 million acres of agricultural production, the Peace Region is British Columbia's largest farming area, supporting a thriving transportation and warehousing sector. Dawson Creek's booming construction industry, coupled with a strong beekeeping sector responsible for over 30% of the province's honey production, further underscores the city's economic diversity and long-term growth potential.

Amenities

Easy accessibility and close proximity to:



Grocery & shopping



Health & wellness



Banks & financial institutions



Regional Airport



Restaurants & fast food



Commercial Real Estate Advisors

Localized Market Intelligence, Trust & Human Connectivity

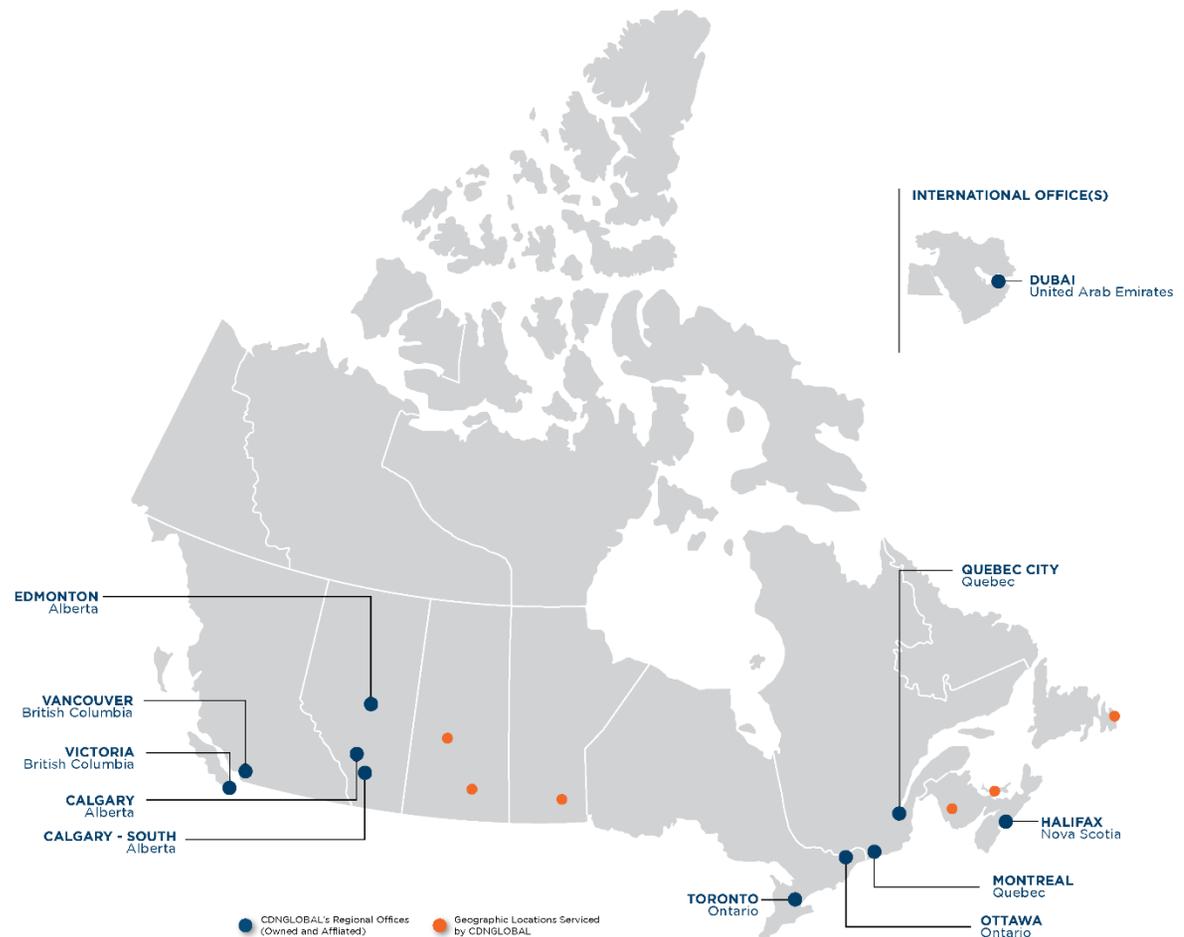
CDNGLOBAL has expert localized teams in every major market across Canada with the ability to service clients through strategic partnerships around the globe. We offer progressive real estate solutions with tailor-made services.

Our team's singular goal is to use shared resources, expertise and market intelligence, along with a collaborative and entrepreneurial approach, to deliver the single best strategic solutions for every client.

Based in Vancouver, British Columbia, CDNGLOBAL has offices across Canada and in the Middle East.

Agron Miloti CEO, Broker
Capital Markets | Investment
403.478.9966 | amiloti@cdnglobal.com

Nathan Legg Associate
Capital Markets | Investment
778.222.8370 | nlegg@cdnglobal.com



Disclaimer: While the information contained herein is believed to be accurate and reliable as at the date of preparation of this document and web page, neither CDNGLOBAL nor any of our representatives, makes and representation or warranties, expressed or implied, as to the accuracy or completeness of such information. The above particulars are submitted to the best of our knowledge and are subject to change without notice