



FOR LEASE | RESTAURANT OPPORTUNITY AT THE SANDMAN HOTEL

HWY 97 – 940 CHEW ROAD

QUESNEL (SOUTH), BC

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PROJECT SUMMARY

Sitings Realty Ltd. is pleased to present a partially fixtured restaurant opportunity located in Quesnel, BC. The premises is situated within the Sandman Hotel (~107 rooms), offering exposure to both travellers and business guests. Located just off Highway 97, the property benefits from strong visibility and convenient access within a key commercial area.

The space includes an existing bar, kitchen infrastructure, and dining layout, providing a strong foundation for a range of restaurant concepts. The hotel currently features a Denny's restaurant, presenting an opportunity for an additional complementary offering.

Highlights include:

- ✚ Partially fixtured restaurant space with existing bar and kitchen infrastructure
- ✚ Positioned within South Quesnel commercial area, a primary retail and service corridor
- ✚ Excellent exposure and accessibility along Highway 97
- ✚ Ample surface parking



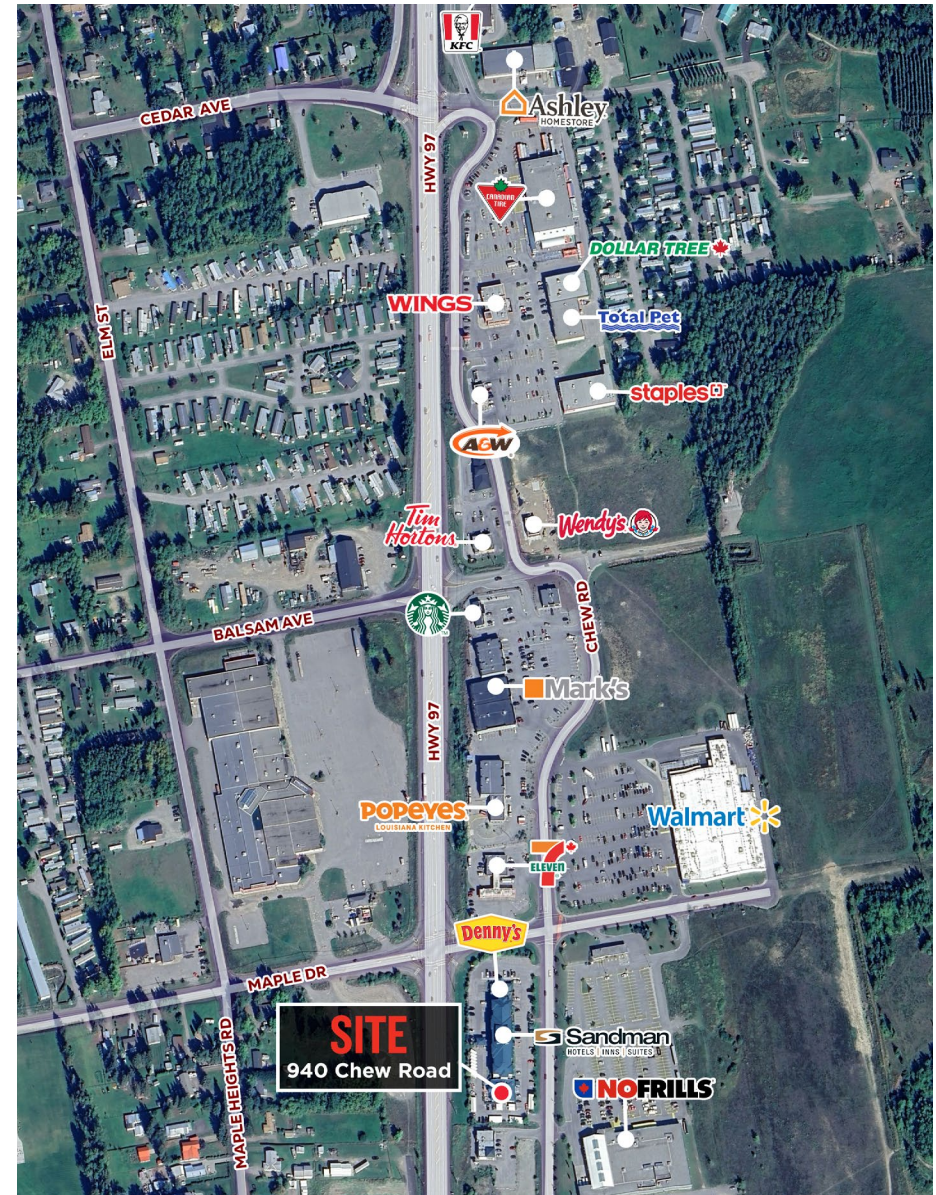
LOCATION

The premises is situated within a highway-oriented commercial hub just off Highway 97, in a well-established area of Quesnel serving as a key destination for retail, dining, and service uses.

Anchored by major retailers including Walmart, No Frills, Canadian Tire, Staples, Dollar Tree, and Mark's, along with a variety of quick-service and full-service dining options such as Starbucks, Tim Hortons, Popeyes, and A&W, and additional amenities including gas stations and liquor stores. The node functions as a primary stop for daily needs and travel-related services, supporting consistent activity from both the local population and visitors to the region.

DEMOGRAPHICS

DRIVE TIME	3 MIN	5 MIN	10MIN
2025 Population	2,949	4,592	11,934
2030 Populations Projections	2,830	4,426	11,560
2025 Average HH Income	\$122,314	\$130,981	\$115,549
2025 Daytime Population	2,362	3,776	12,903



DETAILS

✚ Premises*: Ground Floor: 3,630 SF**

* All areas (SF) are approximate only and may be confirmed by the Tenant.

** The Premises includes a mezzanine level located above a small unfinished basement, each comprising approximately 570 square feet. For greater certainty, both the mezzanine and basement areas are excluded from the Gross Rent and are provided at no additional rental cost.

✚ Gross Rent***: \$8,500.00/month, plus applicable taxes

*** Tenant also pays its insurance, utilities, waste removal, HVAC maintenance, amortization, and litter pickup.

✚ Parking: Approximately 205 stalls - shared with the hotel and Denny's Restaurant

✚ Ceiling Heights: Ceiling heights vary throughout the premises as follows:

Dining Room	13'7" - 16'0"
Bar	Up to 26'8"
Mezzanine	9'2"

✚ Zoning: C4 (Highway Commercial)



AREA RETAILERS



CONTACT

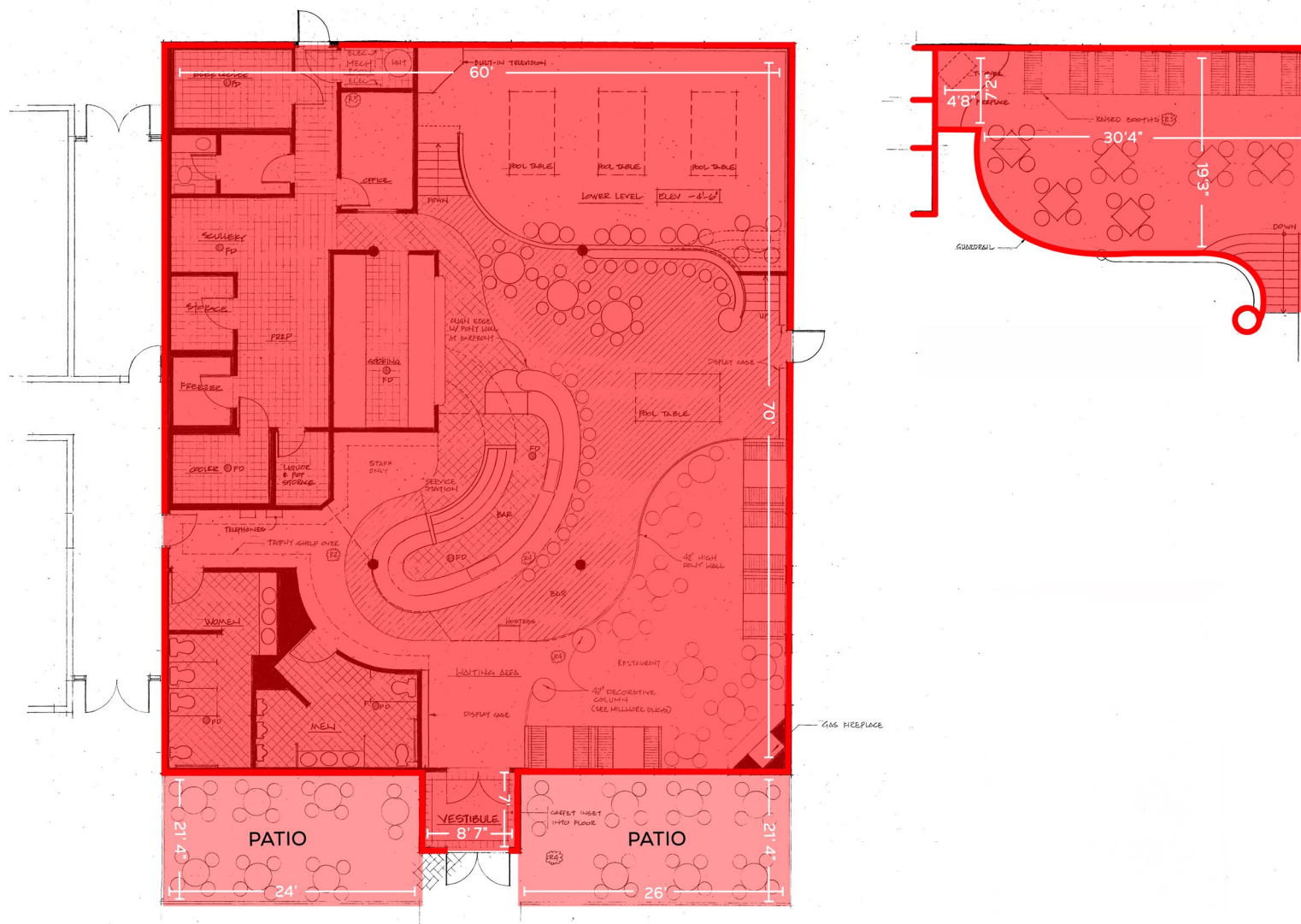
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SITE PLAN

CHEW ROAD



HWY 97

Note: All measurements are approximate only and must be confirmed by the Tenant.

PHOTOS

