



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
- ✚ Excellent exposure and accessibility along Highway 97

- ✚ Positioned within South Quesnel commercial area, a primary retail and service corridor
- ✚ Ample surface parking



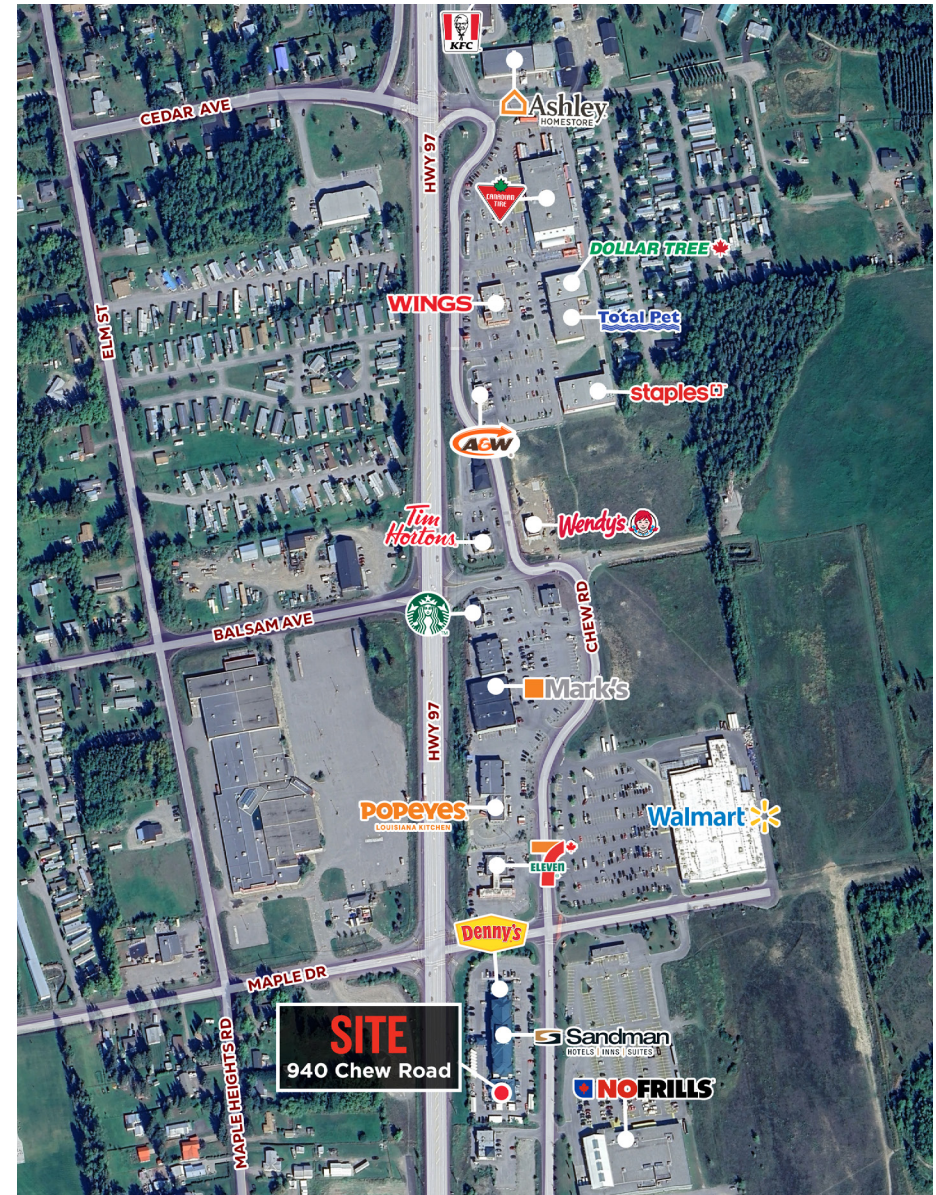
LOCATION

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

✚	<u>Size*</u> :	Ground Floor:	3,060 SF
		Mezzanine:	570 SF
		<u>Basement:</u>	<u>570 SF</u>
		Total:	4,200 SF

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

✚ Basic Rent: Please Contact Listing Agent

✚ Additional Rent: Please Contact Listing Agent

✚ Parking: Approximately 205 stalls

✚ 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

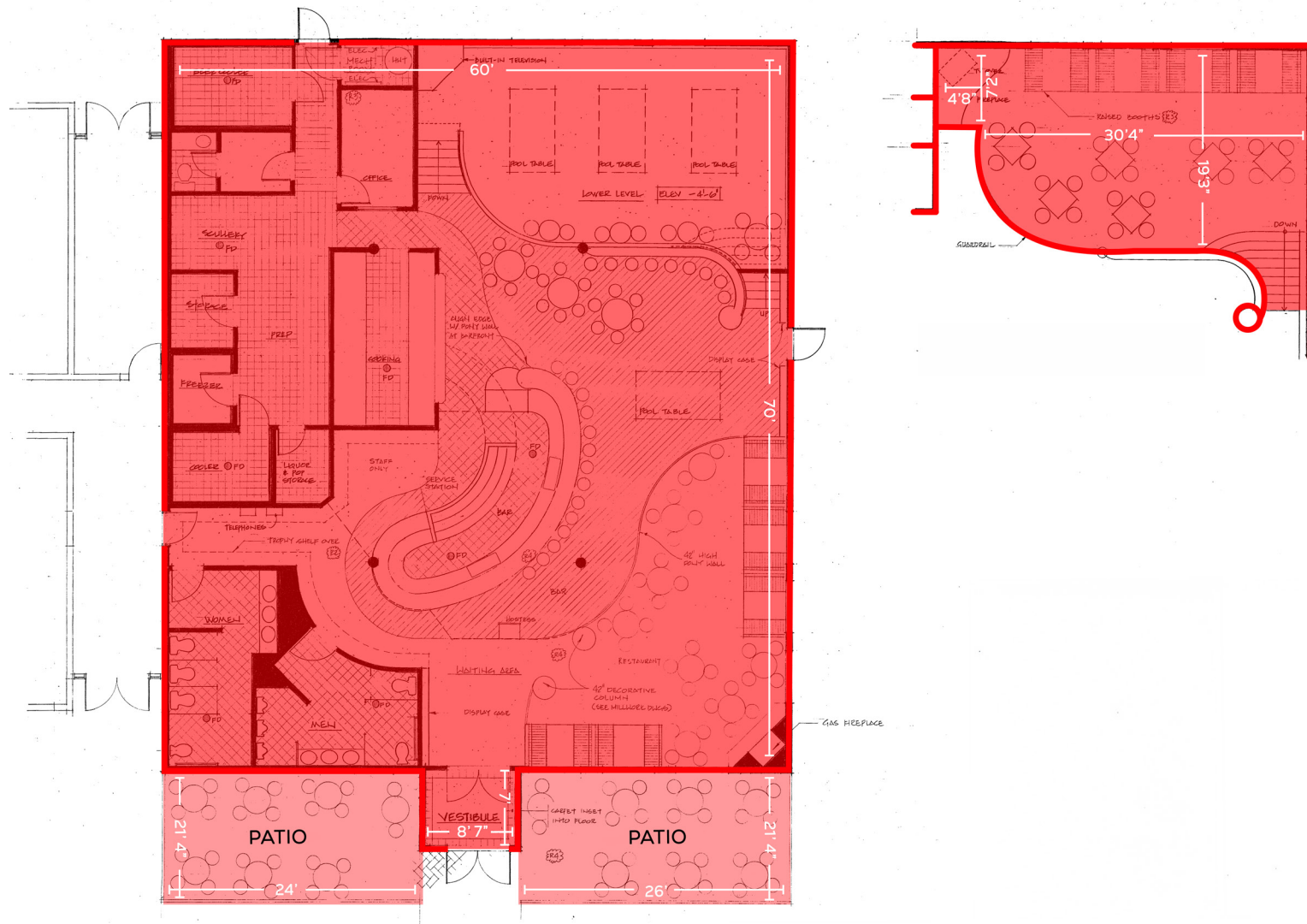
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SITE PLAN

CHEW ROAD



HWY 97

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

PHOTOS

