

FOR SALE

4932 HIGHWAY 16 W, TERRACE, BC

COMMERCIAL DEVELOPMENT SITE | 0.558 ACRES



School Board
District 82

KENNEY STREET

Subject Site



MUNROE STREET

HIGHWAY 16 / YELLOWHEAD HWY

Google

Jack Allpress* 604 638 1975 JAllpress@MarcusMillichap.com
David Morris* 604 638 2123 David.Morris@MarcusMillichap.com

*Personal Real Estate Corporation

Marcus & Millichap

FOR SALE

4932 HIGHWAY 16 W, TERRACE, BC

SALIENT DETAILS

Municipal Address:	4932 Highway 16 W, Terrace, BC (the "Property")
PID:	011-787-015 & 011-787-031
Legal Description:	Lot 1 District Lot 362 Range 5 Coast District Plan 3730 Except Plan PRP14675; and Lot 2 District Lot 362 Range 5 Coast District Plan 3730
Lot Size:	24,306 SF (0.558 Acres)
Property Tax (2020):	\$5,558.34
Total BC Assessment: (2020)	\$228,200
Environmental:	Received Certificate of Compliance (CoC) for the Property
Zoning:	C-3
Traffic Counts:	11,271 vehicles per day along Highway 16
Financing:	Available Clear Title
Purchase Price:	\$725,000



HIGHLIGHTS



Central to regional developments in mining, liquefied natural gas (LNG) and petroleum, energy, forestry, and manufacturing



Strategically located near the shortest and most direct sea-rail routes to the Asia-Pacific region and its markets



Easily accessible by air via Terrace's Northwest Regional Airport, the largest airport in the area with over five direct flights from Vancouver daily; by road via Yellowhead Highway 16; by sea via two nearby deep sea ports; and by rail via Canadian National Railway connecting Jasper AB to Prince Rupert BC



Proposed new LNG plant in Terrace called the Skeena LNG project, proposed to process 150,000 tonnes of LNG per year to be shipped to foreign/domestic markets



Significant improvements to the central retail node have attracted greater investment by both national and regional tenants, setting Terrace apart as the dominant shopping service centre of Northwest BC

MARKET OVERVIEW

Located in close proximity to the key BC ports of Kitimat, Prince Rupert and Stewart, Terrace is a central access point to economic activity within the region as well as having one of the closest shipping distances to Asia within North America. With ready access to multiple transportation modes, industrial land, power and mining resources, superior rail and road infrastructure, and skilled labour, Terrace is the commercial and investment hub for Northwest BC.

Following the completion of the Northwest Transmission Line Project by BC Hydro, which built transmission line that runs approximately 344 KM from Skeena Substation near Terrace to Bob Quinn Lake, billions of dollars of investment have subsequently poured into mining development and energy projects in and around the area. These regional projects will support overall economic growth and development by providing jobs and encouraging the development of support services such as sales and retail.

The 2020 population in Terrace is estimated to be 16,640 people living in 6,852 households earning average household incomes of \$99,750.

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2020 Demographics	3 KM	5 KM	Terrace
Population	12,978	15,611	16,640
Households	5,220	6,338	6,852
Average Household Income	\$103,364	\$100,987	\$99,750



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|---------------------|--|-------------------------------------|
| 1. Subject Site | 5. Save-On-Foods, Marks, Total Pet, CIBC | 9. Staples |
| 2. Canadian Tire | 6. BMO | 10. Your Dollar Store With More, TD |
| 3. Boston Pizza | 7. Shoppers Drug Mart, Safeway | 11. Wholesale Club |
| 4. BC Liquor Stores | 8. RBC | 12. Walmart |

Marcus & Millichap

Marcus & Millichap
1280-333 Seymour Street
Vancouver, BC V6B 5A6

T (604) 638-2121
F (604) 638-2122

MarcusMillichap.ca

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