

**AVISON  
YOUNG**

# 101 EAST 11 AVENUE PRINCE RUPERT, BC



**FOR LEASE**

Image Source: Google

Partnership. Performance.

New retail development with Yellowhead Highway exposure.

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Platinum member

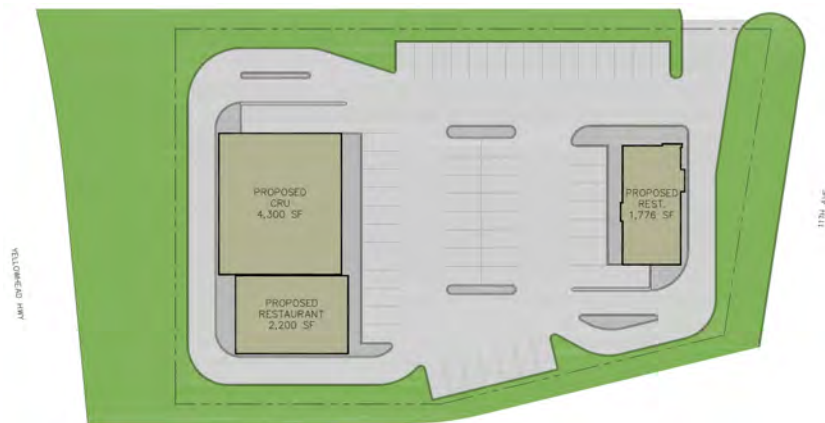
# 101 EAST 11 AVENUE PRINCE RUPERT, BC

## Market Overview

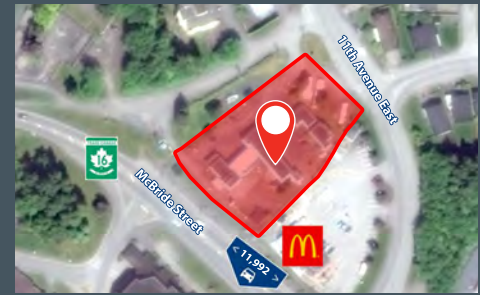
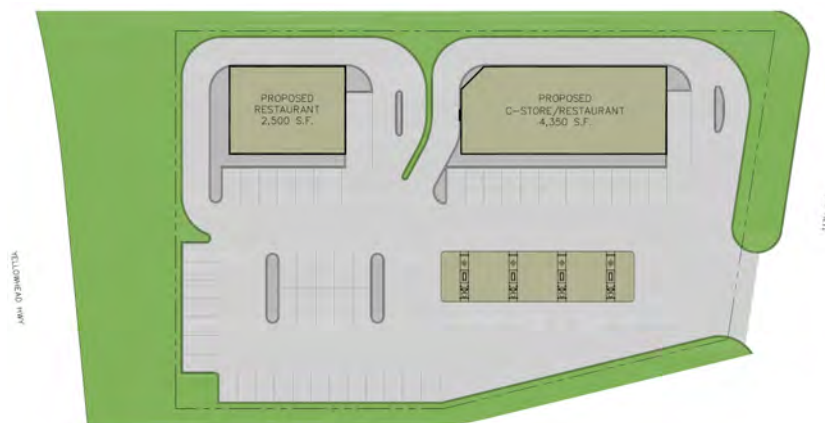
Located on Kaien Island, Prince Rupert is a one of two port cities in British Columbia and considered the land, air, and water transportation hub of the North Coast. Prince Rupert Port Authority is the largest economic driver for the city and the city's building permits have more than doubled year after year. The harbour is home to a cruise ship terminal and a container terminal that connects goods between Asia and North America.

Prince Rupert is the focal point for renewable energy, aquaculture, cultural and eco-tourism opportunities with fishing and seafood harvesting remaining a major force in the city.

## Site Plan - Option 1



## Site Plan - Option 2



### Basic Rent

Contact Listing Agents

### Availability

2020

### Property Details

- Highway exposure (11,992 vpd)
- C-3 Zoning
- Next to McDonalds
- Next to Charles Hays Secondary School (Approximately 700 students)

### Demographics



\*Prince Rupert, BC CMA (2017)  
Sources: Statscan; Pitney Bowes Canada

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