

Colliers

# FOR SALE

# Northern BC Commercial Portfolio

5430 Highway 16, Terrace  
3320 Earle St, Terrace  
3220 Eby Street, Terrace  
5007 Airport Dr, Fort Nelson  
450 City Centre, Kitimat

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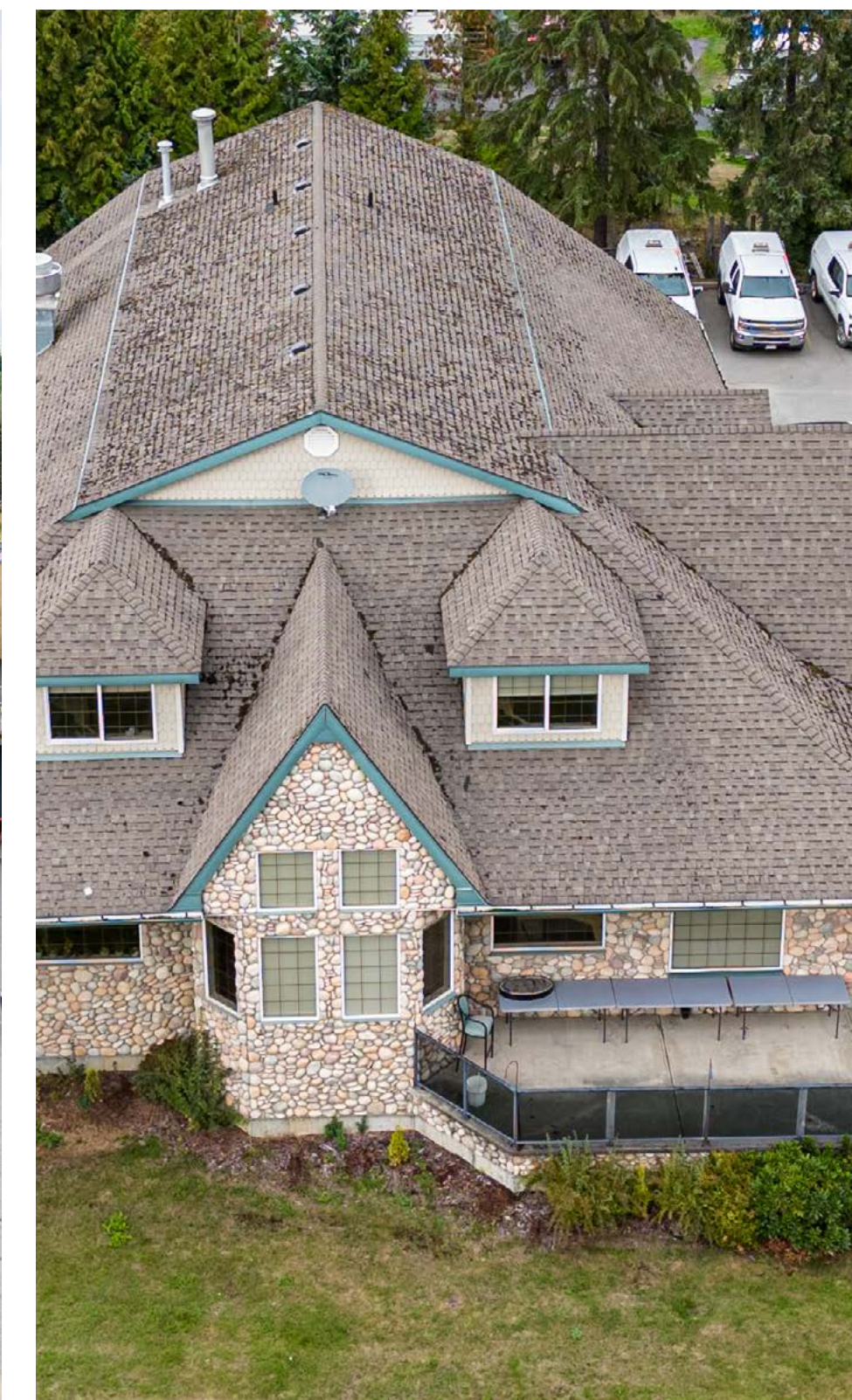
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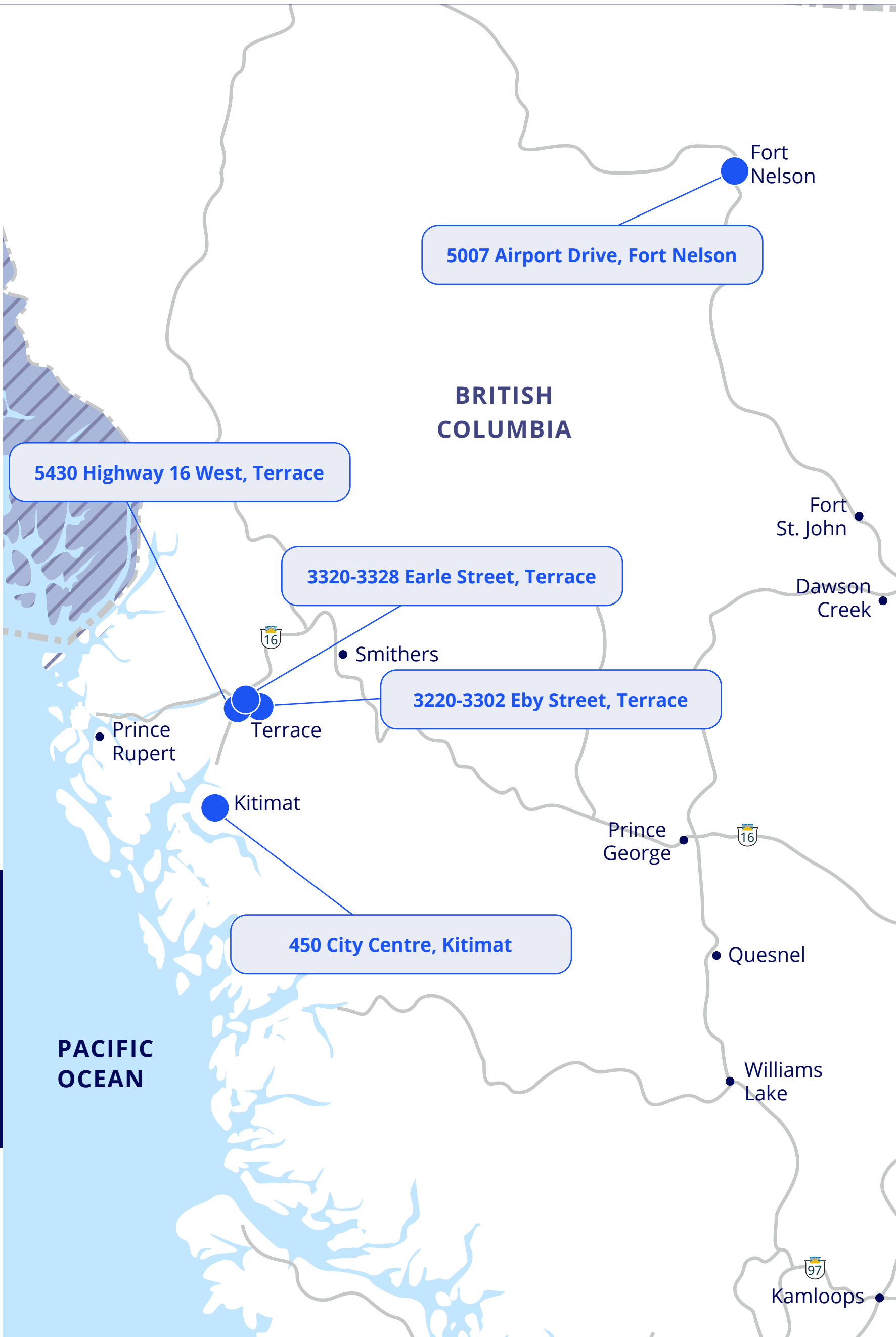
# Introduction

Five properties offering strategic locations, flexible space configurations, and proximity to essential services, all ideal for businesses seeking growth and stability in Northern British Columbia.

Unlock an exceptional investment opportunity in the thriving economic hubs of Terrace, Kitimat & Fort Nelson British Columbia. This well-curated commercial retail portfolio offers a strategic mix of high-quality, fully leased properties located in prime areas, ensuring steady cash flow and long-term value appreciation. Positioned in some of Northern BC’s fastest-growing regions, these assets are perfectly situated to capitalize on the influx of industries, tourism, and infrastructure projects that are driving economic growth in the area.

This portfolio includes properties that cater to both local and regional markets, making it an ideal investment for discerning buyers seeking stable returns with significant upside potential.

With a proven track record of high occupancy rates and established tenants, this portfolio presents a rare chance to acquire a robust income-generating asset in a market poised for continued expansion. Don’t miss the opportunity to invest in a dynamic retail landscape—where economic vitality meets strategic growth potential.



**5 Properties**  
Strategically located  
across 3 cities



**Highly Connected**  
Via air, highway, rail  
and port



**Terrace Ranked #2 city  
by Western Investor**  
For real estate investment  
in 2024



# 5430 Highway 16 West, Terrace

Positioned on a key transportation route, this is a desirable location for businesses looking to establish a presence in Terrace.



Prime commercial property  
located in Terrace, BC



Offers exceptional visibility  
and accessibility



Over 150 feet of frontage  
along Highway 16

- Fully usable site with a modern, versatile building
- Building is fully leased and recently upgraded
  - New roofing
  - Updated mechanical systems
- Positioned on a level lot

- Features ample paved parking and landscaped areas
- Ideal for long-term, stable investment
- Rare opportunity for investors seeking a secure, income-generating property in a thriving region





5430 Highway 16 West, Terrace

Property type                      Offices and related uses

Address                                5430 Highway 16 West  
Terrace, BC, V8G 0C6

Lot size                                ±0.53 acres

Building size (leaseable area)    ±6,365 SF plus full basement

Property taxes (2021)               \$18,723.24

Zoning                                 C-3, Service Commercial

Highest and best use               Office Use

Terrace  
Stats



Total Population  
21,289



Median Household Income  
\$97,781



Median Age  
39





# 3320 Earle Street, Terrace

An excellent option for light industrial businesses seeking a functional and well-situated property.



**Prime Dual-Lot Frontage:**  
±308.36' total frontage on Earle Street, comprising two lots (12 and 13)



**Spacious Land:**  
±93,414 SF total area, approximately 2.14 acres, with each lot sized at 1.07 acres



**Development Potential:**  
Cleared, level, nearly square property, ideal for new projects

- **Existing Infrastructure:** Fenced perimeter with a secured compound/ parking area, gravel soil composition
- **Building Details:** One-storey concrete block and frame construction with finished second storey

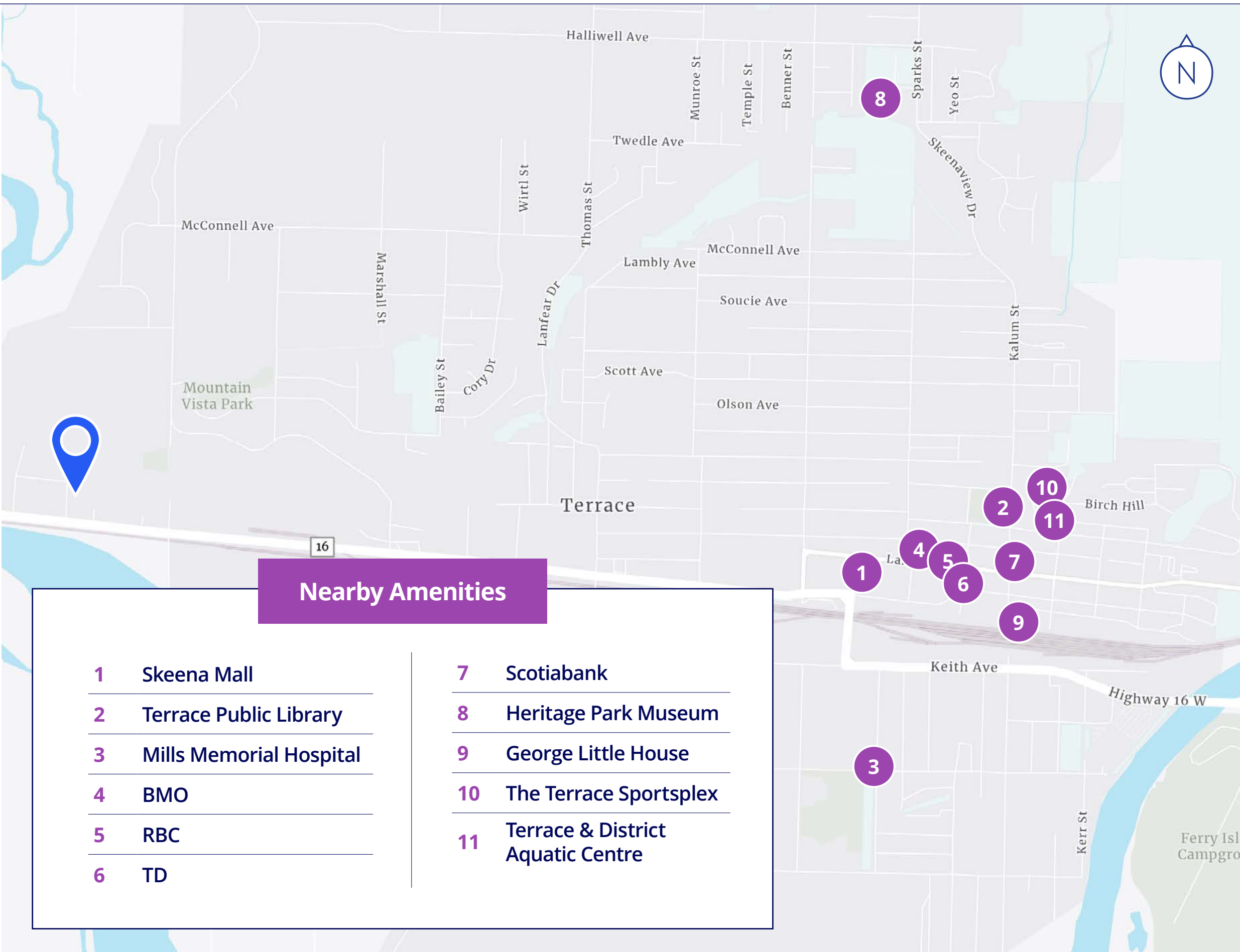
- **Fully Leased:** Secure, income-generating property
- **Utilities:** Local services available; existing septic system on site





# 3320 Earle Street, Terrace

Property type	Light Industrial
Address	3320 Earle Street, Terrace, BC V8G 0C6
	PID: 013-705-156 LOT 12, DISTRICT LOT 1745, RANGE 5, COAST DISTRICT, PLAN 1016
Legal description	PID: 013-705-229 LOT 13, DISTRICT LOT 1745, RANGE 5, COAST DISTRICT, PLAN 1016
Lot size	±2.14 acres total (±1.07 acres each)
Building size	±4,625 SF total (±3,475 SF on the main floor with ±1,150 SF of finished office on the second floor) and ±860 SF of mezzanine storage
Year built	1997
Property taxes (2022)	\$14,468.90
Zoning	M-1, Light Industrial
Highest and best use	Current Use
Site improvements	One storey, concrete block and frame construction with a finished second storey at the front



## Terrace Stats



Total Population  
21,289



Median Household Income  
\$97,781



Median Age  
39



# 3220 Eby Street, Terrace, BC

Strategic property location ready for future growth.



**Large Single-Story Building:**  
±27,786 SF, predominantly  
concrete block structure



**Liquor Store Building:**  
±7,400 SF



**Long-Term Tenants:**  
Mostly occupied by BC  
government tenants for decades

## Interior Features:

- Large retail area and warehouse with loading dock
- Natural gas heating and air conditioning
- Vinyl floors in retail, poured concrete in warehouse
- Suspended T-Bar ceilings in retail, open ceilings in warehouse

## Additional Features:

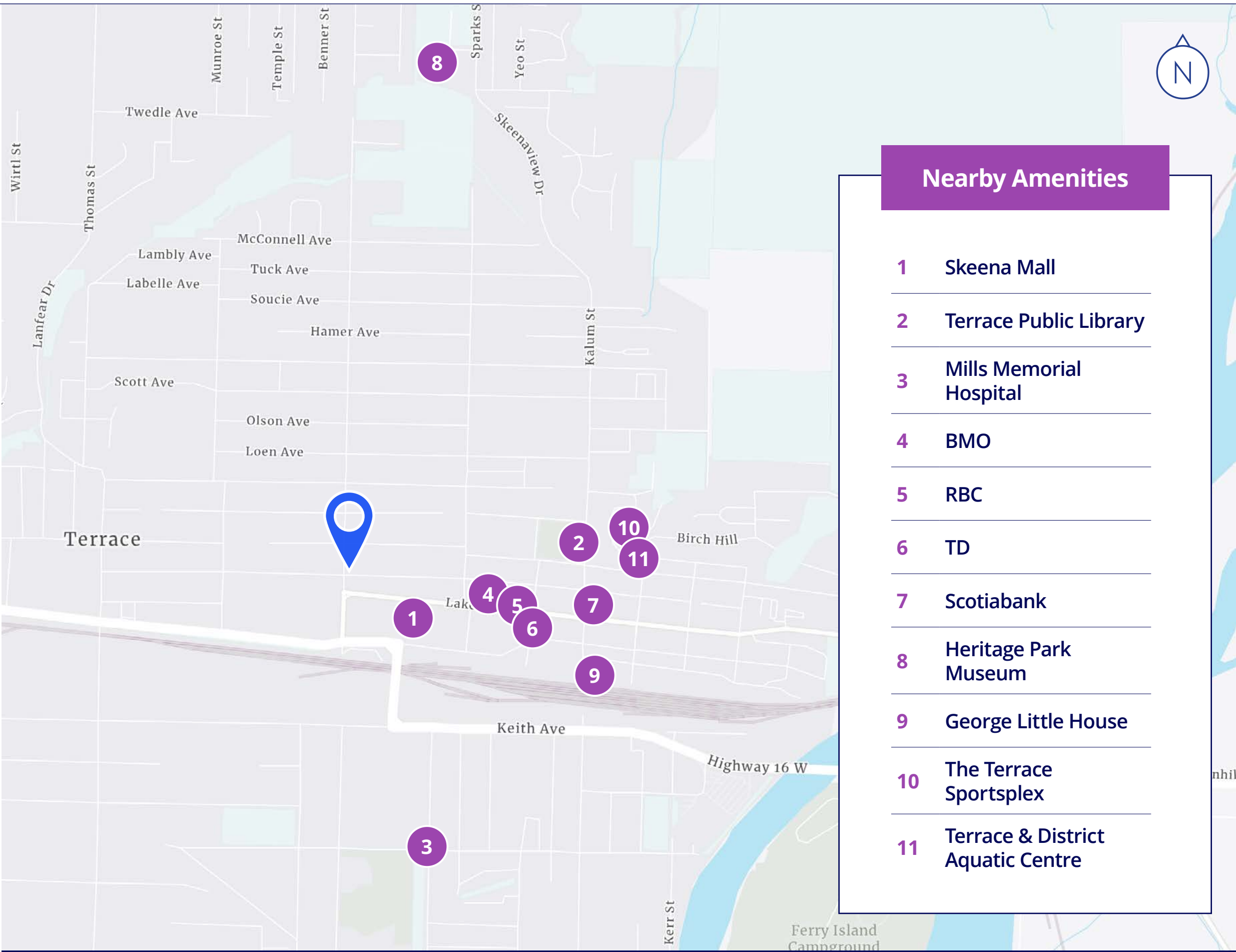
- Large paved parking area
- Free-standing sign and other signage
- Fenced compound
- Light standards and additional lighting





# 3220 Eby Street, Terrace

Property type	Main Structure - Office and Related Activities Secondary Building – BC Liquor Store
Address	3220 Eby Street Terrace, BC, V8G 5K8
Legal description	3220 Eby Street PID: 007-630-336 LOT 2 BLOCK 11 DISTRICT LOT 361 RANGE 5 COAST DISTRICT, PLAN 3142
Lot size	3220 Eby Street - ±85,508 SF (1.963 acres)
Building size	Main Structure ±27,786 SF Secondary Building ±7,400 SF
Leaseable area	Main building: ±26,927 SF Secondary: 7,294 SF
Year built	Main building: 1970 Secondary: 1994
Property taxes (2020)	3220 Eby Street: \$123,414.20
Zoning	3220 Eby Street: C1-A, Urban Commercial
Highest and best use	Current use
Site improvements	One storey, predominantly concrete block structure



## Nearby Amenities

- 1 Skeena Mall
- 2 Terrace Public Library
- 3 Mills Memorial Hospital
- 4 BMO
- 5 RBC
- 6 TD
- 7 Scotiabank
- 8 Heritage Park Museum
- 9 George Little House
- 10 The Terrace Sportsplex
- 11 Terrace & District Aquatic Centre

## Terrace Stats



Total Population  
21,289



Median Household Income  
\$97,781



Median Age  
39



# 5007 Airport Road, Fort Nelson

Prime office space with Canada Post as an anchor tenant.



## Government Office Building:

Rentable Area – 974.9 m<sup>2</sup>  
(10,493.8 SF) across three units



## Building Structure:

Concrete grade beam  
foundation, Hardi plank  
exterior, flat tar and gravel roof



## Conforms to Surrounding Developments:

Situated near two provincial  
government tenants

## • Site Improvements:

- Paved parking at rear and side
- Loading ramp for Canada Post mail distribution
- Walk-up access from 51 Avenue West and Airport Drive
- Driveway access from both streets

- **Site Coverage Ratio:** 24.2% (below the 85% maximum), allowing room for future expansion





# 5007 Airport Drive, Fort Nelson

Property type	Office building
Address	5007 Airport Drive, Fort Nelson, BC.
Legal description	Lot A, Plan PGP12826, DL 1577, PID# 012-327-271
Site area	4,500 m² (48,438 SF)
Building size	1,088.7 m² (11,719 SF)
Leaseable area	974.9 m² (10,493.8 SF)
Year built	1967 and 1978 (addition)
Lot coverage	24.2%
Lot coverage allowed	85%
Property taxes (?)	\$21,000.00
Zoning	CC (Commercial Core)
Highest and best use	Office Use

Site improvements

- Improved with a government building that includes a Canada Post mail and distribution facility
- Compacted gravel parking at the rear
- Signage on building

## Fort Nelson Stats



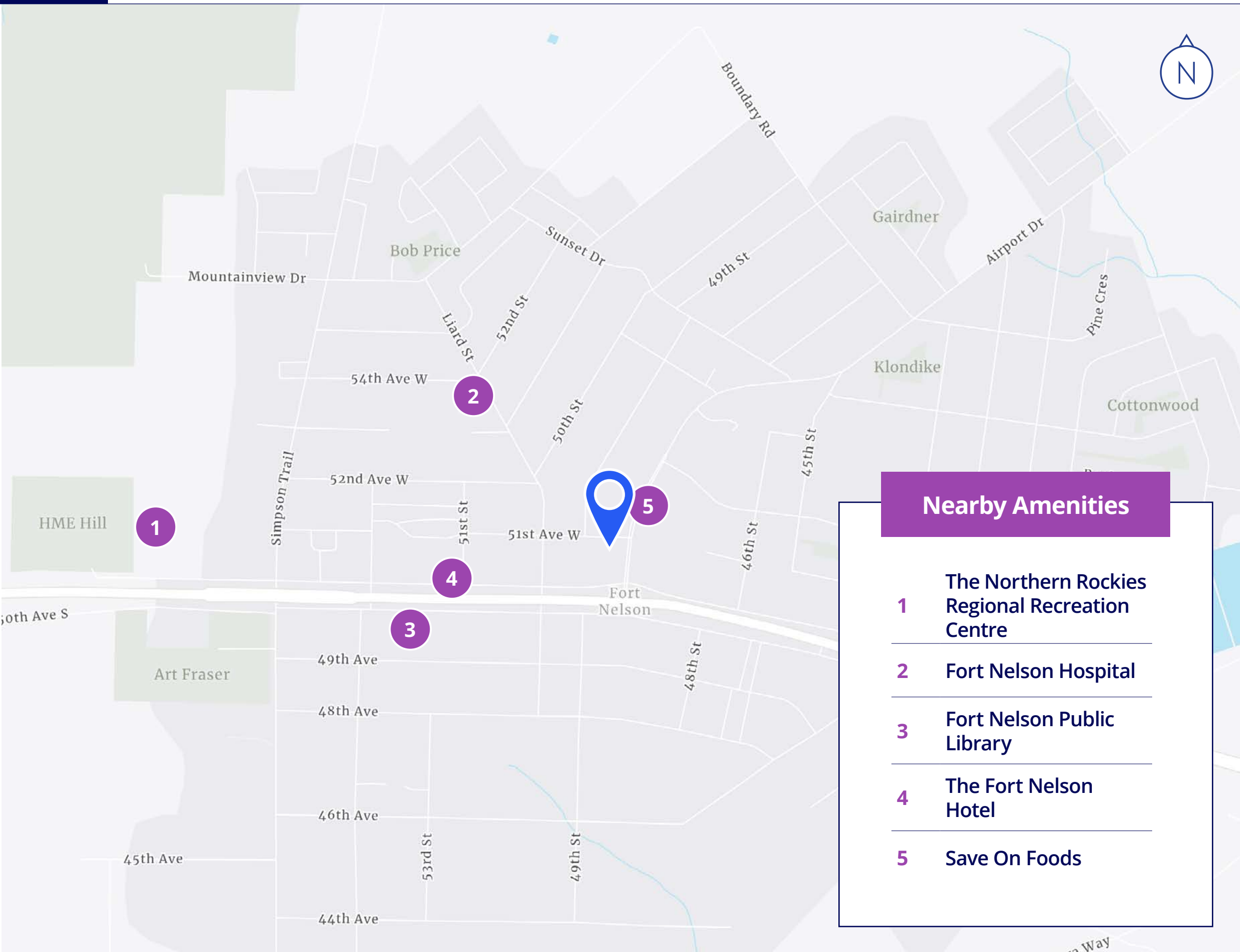
Total Population  
3,357



Median Household Income  
\$83,198



Median Age  
39



### Nearby Amenities

- 1 The Northern Rockies Regional Recreation Centre
- 2 Fort Nelson Hospital
- 3 Fort Nelson Public Library
- 4 The Fort Nelson Hotel
- 5 Save On Foods



# 450 City Centre, Kitimat

Commercial office building in the heart of Kitimat.



**Prime Location:** Situated in City Centre, Kitimat's main retail area Rentable Area – 974.9 m<sup>2</sup> (10,493.8 SF) across three units.

- Nearby Amenities: Grocery stores, offices, retail stores, banks, gas stations, government agencies, motels, police station, recreational facilities, and hospital within walking distance

**Building Type:** Two-storey concrete structure with partial basement.

- Total Rentable Area: ±16,678 SF
- Gross Building Size: ±21,300 SF (including ±4,500 SF basement)
- Floor Size: Each floor (including loading dock) is approximately 8,400 SF

**Key Features:**

- Freight elevator at the rear
- Well maintained
- Long term tenants





# 450 City Centre, Kitimat

Property type	Commercial - Retail (Post Office) and Offices Two storey concrete structure with a partial basement
Address	450 City Centre, Kitimat, BC V8C 1T6
Legal description	PID: 011-710-195 LOT B, DISTRICT LOT 6037, RANGE 5, COAST DISTRICT, PLAN 3939
Lot size	±13,390 SF according to BC Assessment
Building size	±21,300 SF
Leaseable area	±16,678 SF, including a section of the basement. the basement is approximately 4,500 SF, for a total gross area of ±21,300 SF. However, much of the basement area comprises service rooms that are not rentable, and the leaseable area in the basement has been calculated at ±1,827 SF by Lapointe Engineering
Year built	1960/1955
Property taxes (2023)	\$28,288.78
Zoning	C-1 - City Centre Zone
Highest and best use	Commercial Office and Retail Building continued use as an office building with retail use on the main floor

## Site improvements

The subject comprises a large two storey concrete building that also has a partial basement. Each floor has a total gross size (including the loading dock on the main floor) of approximately 8,400 ft2. The total size of the structure excluding the basement is approximately ±16,800 ft2, and the basement is approximately 4,500 ft2, for a total gross area of ±21,300 ft2. However, much of the basement area comprises service rooms that are not rentable, and the leaseable area in the basement has been calculated at ±1,827 ft2 by Lapointe Engineering. The total size of a building such as the subject is not as critical as the amount of leaseable space. There is a freight elevator at the rear of the building.

## Kitimat Stats



Total Population  
8,520



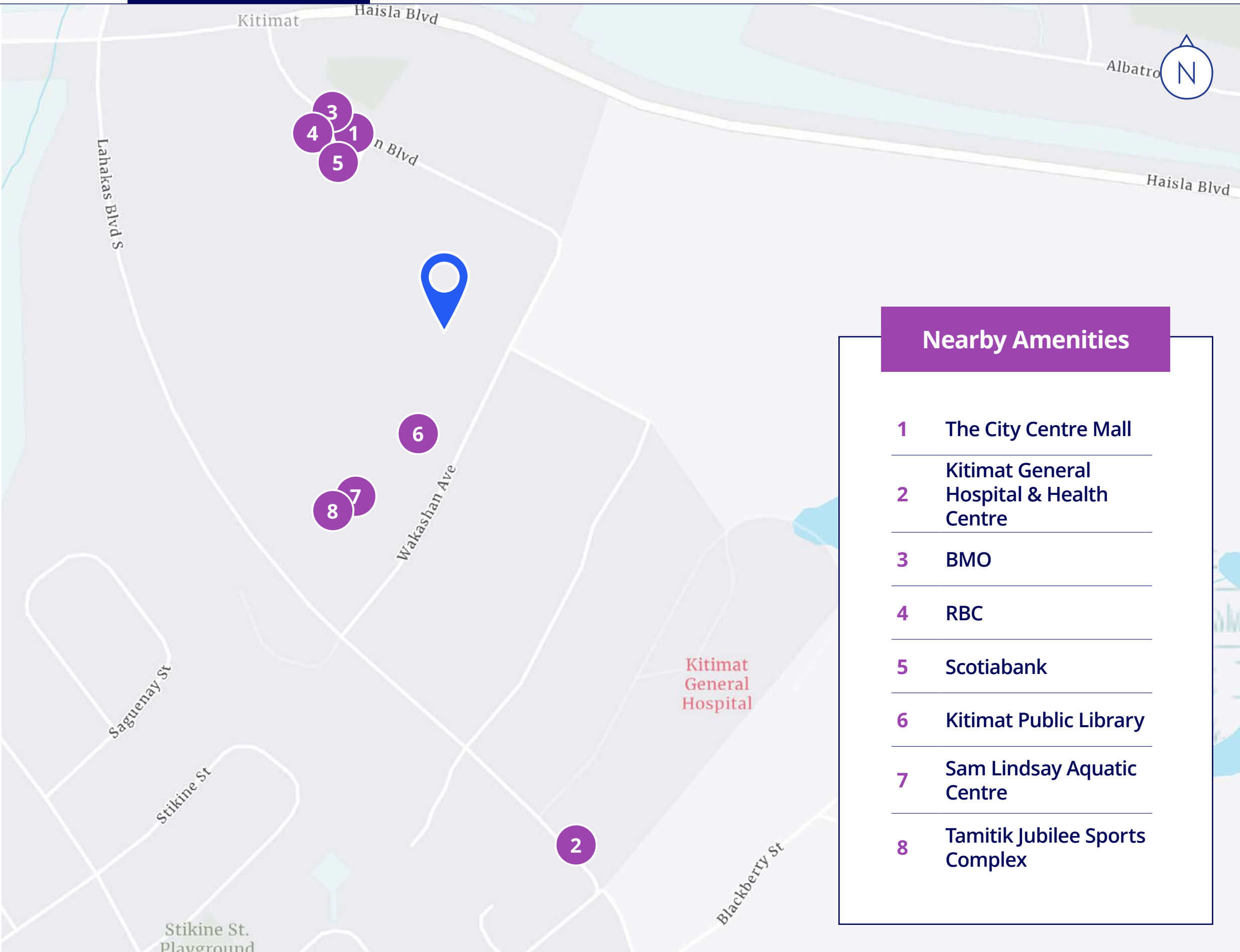
Median Household Income  
\$109,632



Median Age  
42

## Nearby Amenities

- 1 The City Centre Mall
- 2 Kitimat General Hospital & Health Centre
- 3 BMO
- 4 RBC
- 5 Scotiabank
- 6 Kitimat Public Library
- 7 Sam Lindsay Aquatic Centre
- 8 Tamitik Jubilee Sports Complex





# Terrace

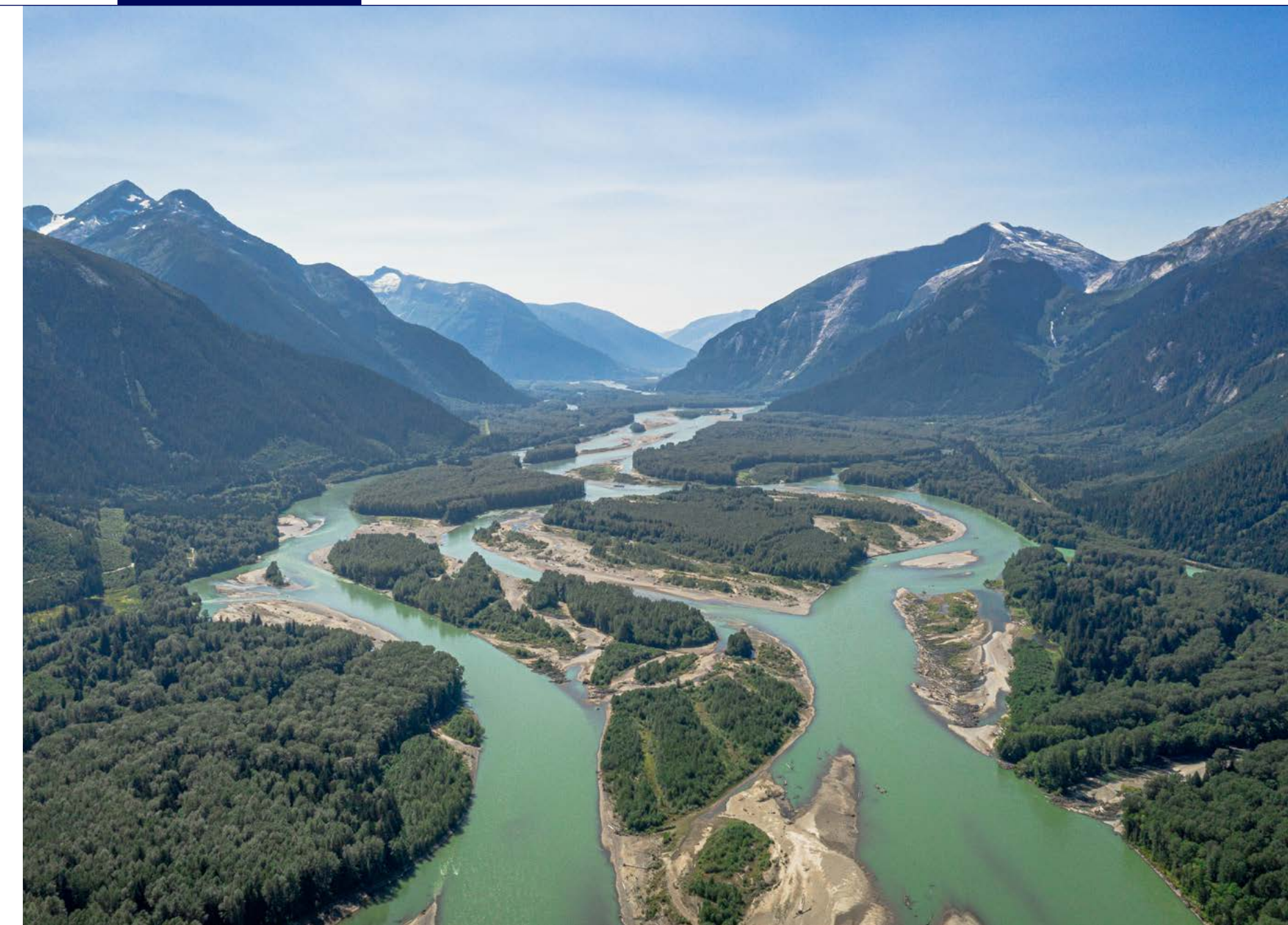
Terrace, a city on the rise in northern BC, has a diverse and stable economy driven by many industries and natural resources. Located along the Skeena River, Terrace is a vital transportation hub. Its convenient location provides essential access to major transportation routes, including highways, railways, and the nearby Northwest Regional Airport, offering an expedient route to domestic and international markets. The city's economy is closely intertwined with the abundant natural resources in the region, such as forestry, mining, and hydroelectric power generation. These industries not only provide employment but also significantly contribute to the local economy.

Terrace is the largest community in the Regional District of Kitimat-Stikine and covers an area of 107,000 km<sup>2</sup>, which also includes Kitimat, Stewart, Hazelton, and New Hazelton.

## Growing Economy

Over the years, Terrace has experienced steady economic growth, fueled by investments in infrastructure, tourism, a rise in small businesses, and the development of a new four-story, 356,500 SF acute care facility nearly double the size of the current hospital, expected to open in the coming months.

Terrace's proximity to the Port of Prince Rupert, one of the fastest-growing ports in North America, enhances its attractiveness for industries involved in import and export activities. The city's economy is on an upward trajectory, attracting investment and fostering innovation. The city's skilled workforce, supportive business environment, and strong community spirit are key factors in this growth.





# Kitimat

Kitimat is a small community in the northwestern part of BC, 65 kilometres south of Terrace. It is also known for its diverse industrial activity.

The town was purpose-built in the 1950s to serve as a hub for the aluminum industry, primarily driven by the establishment of the Alcan (now Rio Tinto) aluminum smelter. This industrial base has since expanded, with Kitimat becoming a focal point for energy projects, including liquefied natural gas (LNG) development. The LNG Canada project, a major liquefied natural gas terminal, is one of the significant recent developments, promising substantial economic growth and job creation in the area. Because of the planned natural gas port developments and the reach of the broader markets, Kitimat is an attractive area for real estate investment.

Kitimat's infrastructure has been carefully considered, with residential areas, schools, healthcare facilities, and shopping centers all within walking distance. The town is accessible via the Kitimat-Terrace Highway, linking it to the larger community of Terrace and the Northwest Regional Airport, which provides flights to most major cities. The port facilities at the Douglas Channel are critical for exporting aluminum and LNG, highlighting Kitimat's importance in global trade.





# Fort Nelson

Fort Nelson, BC, is a growing community in the northeastern part of the province, serving as a gateway to the Northern Rockies. Known for its rich history and abundant natural resources, Fort Nelson is experiencing growth driven by various economic and social factors.

Historically, Fort Nelson has been an important trading post and a hub for the fur trade. Over the years, it has evolved into a critical center for the oil and gas industry. The town's location on the Alaska Highway makes it a strategic point for transportation and logistics, linking it to major markets and helping expedite the movement of products. The natural gas sector, in particular, has been a significant contributor to the local economy, providing jobs and stimulating growth.





# Fort Nelson

## Economy

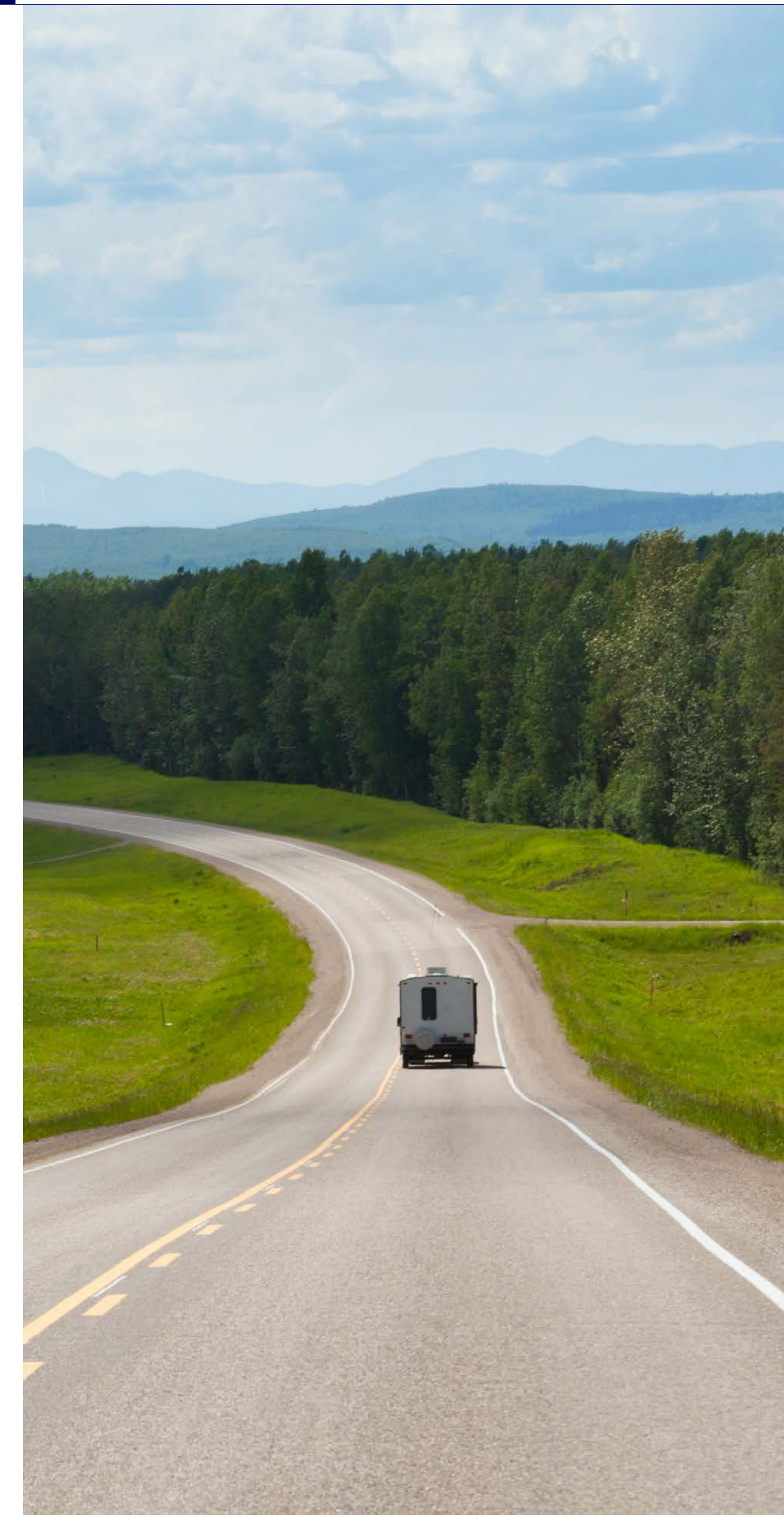
The main areas of economic activity in Fort Nelson are tourism, the government sector, natural gas extraction, and forestry. The town is located on the southwest edge of the Greater Sierra oil and gas field, and the surrounding forests are part of Canada's boreal forest. Those forests are rich in timber, supporting a robust forestry industry. In March 2021, the Fort Nelson First Nation received \$40.5 million to develop the Clarke Lake Geothermal Project. Project developers are optimistic that this geothermal project will lead to significant economic development in the Fort Nelson region and serve as a model for other indigenous clean energy projects across Canada. Tourism is also growing, with visitors drawn to the stunning landscapes, wildlife, and outdoor activities in the Northern Rockies.

The Northern Rockies Regional Recreation Centre is a focal point for community activities, offering sports, fitness, and event spaces.

Fort Nelson's infrastructure supports its growing population and economic activities. The Alaska Highway is a vital transportation route, providing access to other parts of the province and beyond. The Fort Nelson Airport offers flights to essential destinations, improving connections for business and leisure. The town is also committed to enhancing its infrastructure to support future growth and development. With ongoing investments in infrastructure and a focus on sustainable growth, Fort Nelson is on the brink of a bright future.

## The Shining Light for Tourism

Fort Nelson's tourism industry is currently drawing around 300,000 tourists annually, particularly retired RV travellers heading to or from Alaska. The area is known for attractions like the Liard River Hot Springs Provincial Park, Muncho Lake Provincial Park, and the Alaska Highway. Popular activities include hunting, fishing, snowmobiling, dog sledding, birdwatching, and hiking. The newly introduced Northern Lights festival is beginning to gain traction, and sightseers from around the globe are gathering to witness the best light show in Northern Canada. The natural beauty of the area is one of Fort Nelson's greatest assets. Surrounded by the Northern Rockies, residents and visitors can enjoy various outdoor activities, including hiking, fishing, hunting, and viewing wildlife. The unspoiled wilderness offers countless opportunities for adventure and exploration.

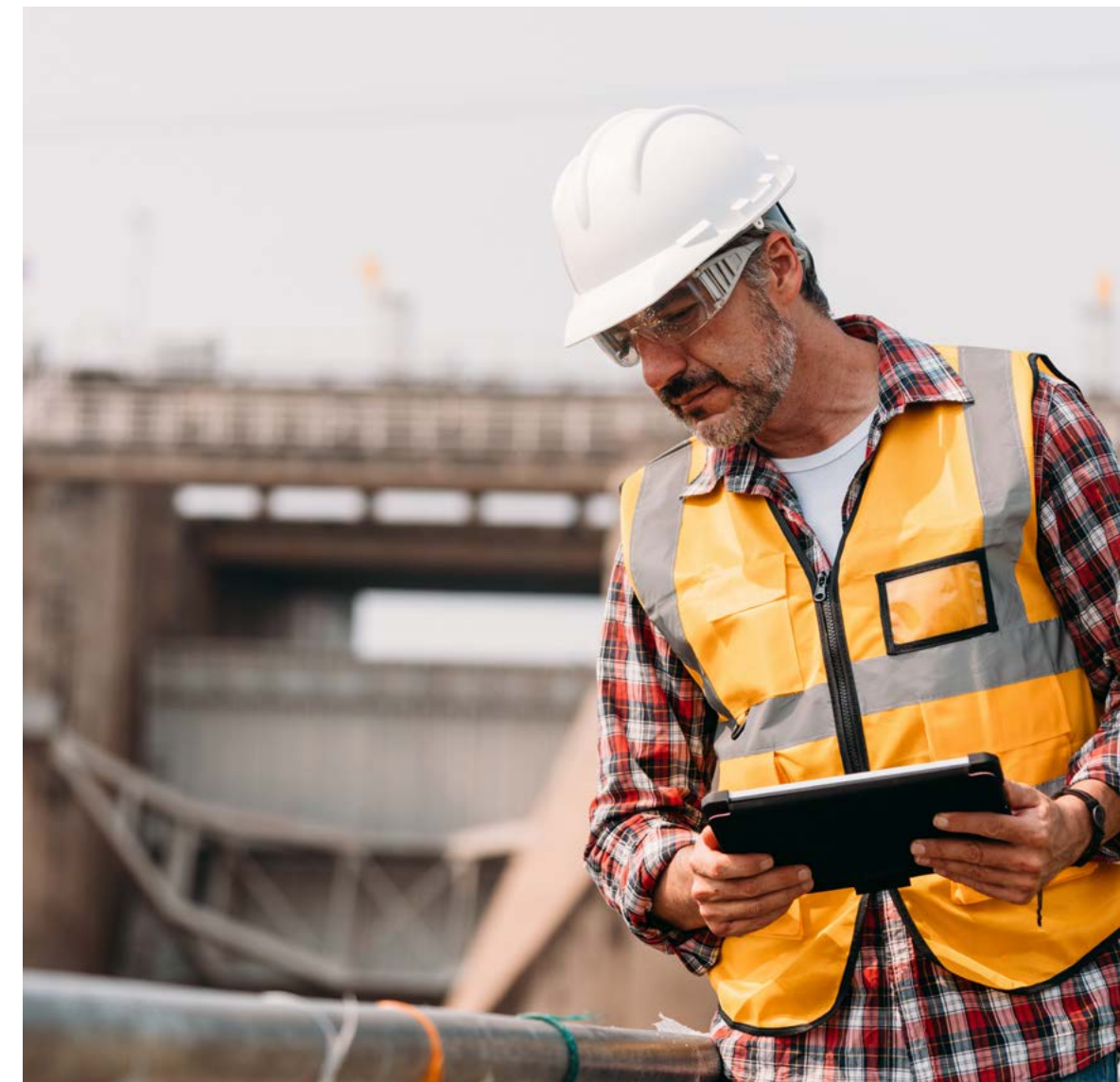




# Nearby Projects

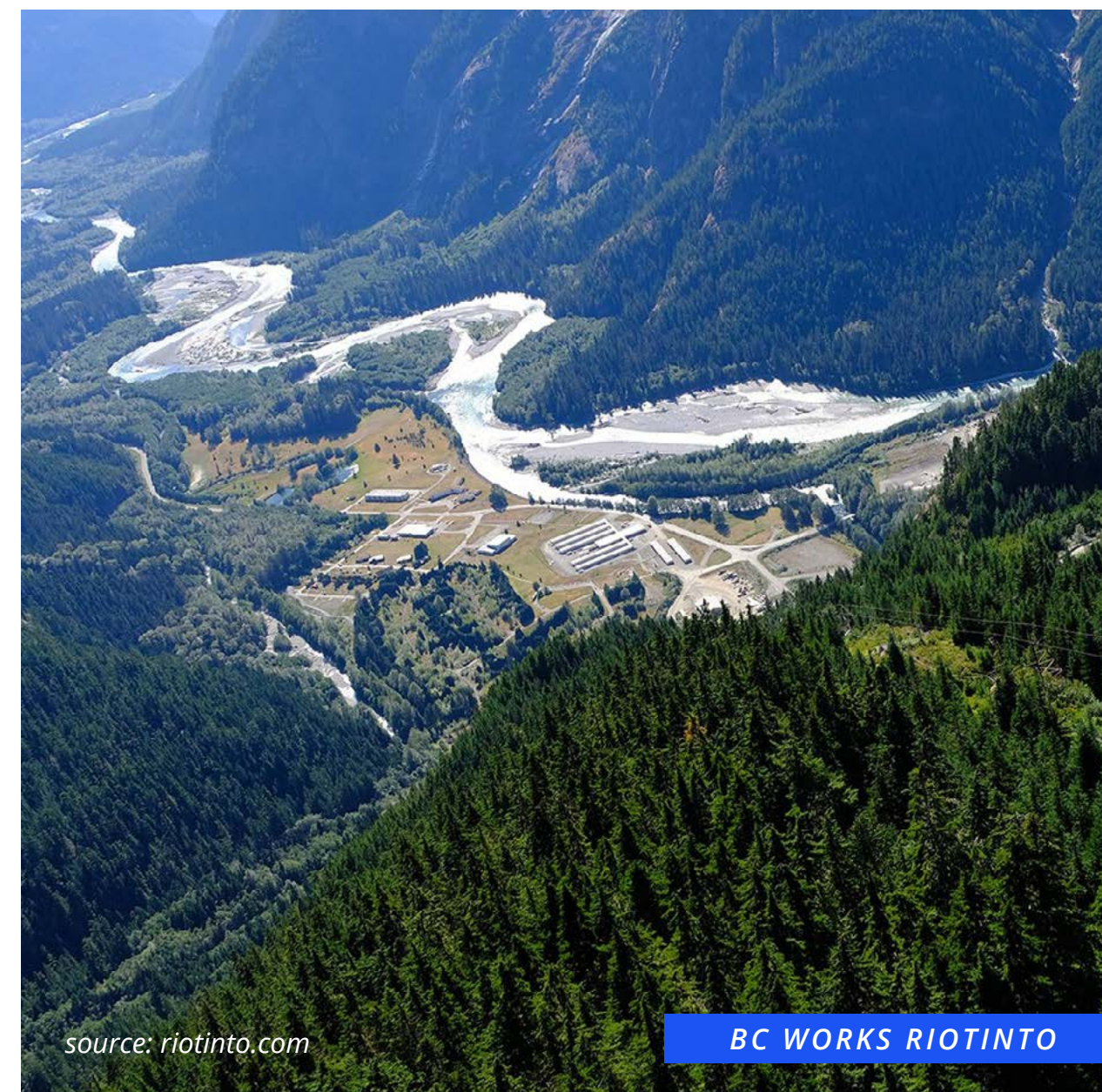
## Kitimat LNG Facility

The \$40 billion LNG Canada project, the largest private sector investment in Canadian history, represents a significant milestone in the country's energy sector. This venture features the \$18 billion Kitimat LNG facility, Canada's first large-scale LNG export terminal. The project is a joint venture between Shell, PETRONAS, PetroChina, Mitsubishi Corporation, and KOGAS.



## BC Works RioTinto Aluminum Smelter

A BC Works operation in Kitimat, the \$6 billion project is the world's largest aluminum smelter powered by hydroelectricity. Products are transported by ship and rail, mainly to markets in Japan, South Korea, and the United States.





# Offering Process

This Confidential Information Memorandum (“CIM”) is being delivered to prospective Purchasers to assist them in deciding whether they wish to acquire the Property. This CIM does not purport to be all inclusive or to contain all the information that a prospective Purchaser may require in deciding whether or not to purchase the Property.

This CIM is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. This CIM provides selective information relating to certain physical, locational and financial characteristics of the Property. The information on which this CIM is based has been obtained from various sources considered reliable.

Neither the Vendor nor Colliers make any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective Purchasers without independent investigation and verification.

The Vendor and Colliers expressly disclaim any and all liability

for any errors or omissions in this CIM or any other written or oral communication transmitted or made available to prospective Purchasers. Prospective Purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax and engineering advice as necessary.

If any information relating to the Property, in addition to the information provided in this CIM, is provided at any time, orally or otherwise, by the Vendor or Colliers or anyone acting on their behalf, such information is provided as a convenience only without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective Purchasers without their own independent investigation and verification.

## Confidentiality

By accepting this CIM, prospective Purchasers agree to hold and treat this CIM and its contents in the strictest confidence. Prospective Purchasers will not, directly or indirectly, disclose or communicate or permit anyone else to disclose or communicate this CIM or any of its contents or any part thereof to any person,

firm or entity without the prior written consent of the Vendor and Colliers. Prospective Purchasers will not use or permit this CIM to be used in any manner detrimental to the interests of the Vendor or Colliers or their affiliates or for any purpose other than a proposed purchase of the Property. The recipient of this CIM agrees to provide Colliers with a list of those persons to whom this CIM or any information contained herein is provided. The terms and conditions in this section with respect to confidentiality and the disclaimer contained under the heading “Memorandum Contents” apply to all sections of the CIM as if stated independently therein.

## Property Inspections

In no event shall any prospective Purchaser or any of its agents or contractors contact any governmental authorities concerning the Property, or make any physical inspection or testing of the Property, without the prior written consent of the Vendor.



# Offering Process

## Process

Neither the Vendor nor Colliers make any representation or warranty, or any agreement whatsoever, that the Vendor will accept any of the offers or any agreements of purchase and sale, before or after negotiations, which may be extensive. Neither the Vendor nor Colliers shall compensate any participant for any costs incurred in its participation in the process.

## Data Room Material

A data room has been set up for this transaction. Prospective Purchasers are strongly encouraged to access the data room in order to make their offers as unconditional as possible. Information contained in the data room will include items such as this CIM, rent roll, and expenses. Colliers has made data room material available online at Colliers Sharefile; access is restricted to those who have executed a Confidentiality Agreement (CA) and have been issued a user login and password.

## Offering Guidelines

Interested parties are invited to submit a Letter of Intent (“LOI”) for the Property through the Agent for consideration by the

Vendor. The LOI should outline the terms for the purchase of the Property and should include, at minimum, the following information and items:

- Purchase price
- Name of the ultimate beneficial owners of the Purchaser, including their respective percentage interests;
- Evidence of the Purchaser’s financial ability to complete the transaction;
- Confirmation that the Property will be purchased on an “as is, where is” basis;
- Terms and conditions of closing, including a schedule of timing and events to complete the transaction;
- An address, email address and fax number for the delivery of notices to the Purchaser;
- The Vendor reserves the right to remove the Property from the market and to alter the offering process described above and timing thereof, at its sole discretion.

## Offers should be directed to:

**Colliers**  
**1067 West Cordova St., Suite 1100**  
**Vancouver, BC**  
**V6C 1C7**  
**Main: +1 604 681 4111**

## Review Of Offers

Offers to purchase will be evaluated based upon, but not limited to, the structure proposed by the prospective Purchaser, the net proceeds to the Vendor, the prospective Purchaser’s ability to complete the transaction, the timelines and proposed closing conditions. The Vendor is not obliged to accept any offer and reserves the right to reject any or all offers received.

The Property and any fixtures, chattels and equipment included with the Property are to be purchased on an “as is, where is” basis. There is no warranty, expressed or implied, as to title, description, condition, cost, size, quantity or quality thereof. to reject any or all offers received.





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Reach out to get started.

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