

5510 HIGHWAY 16 WEST, TERRACE
ACQUIRE A TURN-KEY MOTEL AND RV PROPERTY

**FOR
SALE**



WILLIAM | WRIGHT



MILAP DHALIWAL
PERSONAL REAL ESTATE CORPORATION
milap.dhaliwal@williamwright.ca
604.546.5555

AMRIT CHAUHAN
PERSONAL REAL ESTATE CORPORATION
amrit.chauhan@exprealty.com
604.767.2579





Property Highlights

22
RENOVATED
GUEST ROOMS
WITH
KITCHENETTES

1
DETACHED
2-STOREY
MANAGER'S
RESIDENCE

10
FULLY
SERVICED
RV PADS

MAJOR
RENOVATION
COMPLETED IN
2024

Rainbow Inn Motel & RV Park

This offering presents a rare opportunity to acquire a turn-key motel and RV property in Terrace, B.C. Rainbow Inn Motel & RV Park features 22 renovated guest rooms, 10 fully serviced RV pads, and a detached manager's residence, all situated on a 1.36-acre site with prominent frontage along Highway 16.

It's strategically located along the primary transportation corridor connecting Terrace to Prince Rupert and Kitimat. Extended-stay demand from international tourists, resource workers, medical visitors, and government personnel supports stable year-round occupancy. Over \$200,000 in recent capital improvements have been completed, positioning the property in move-in-ready condition with minimal near-term capital requirements.



Extended-stay demand from international tourists, resource workers, medical visitors, and government personnel supports stable year-round occupancy.



1.36
ACRE SITE WITH
PROMINENT
FRONTAGE ALONG
HIGHWAY 16



Salient Facts



LOT SIZE
+/- 59,328 SQFT



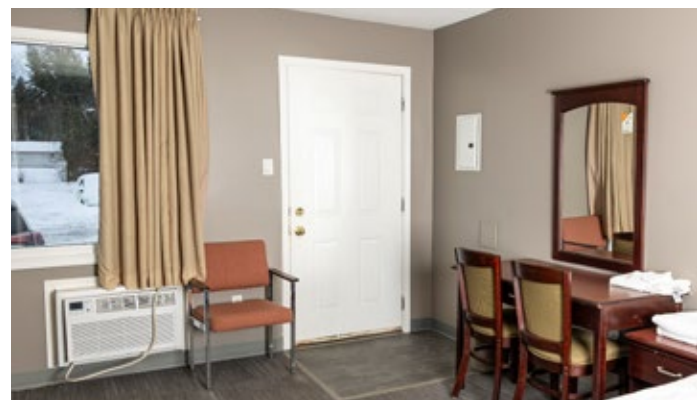
SIZE
+/- 8,000 SQFT

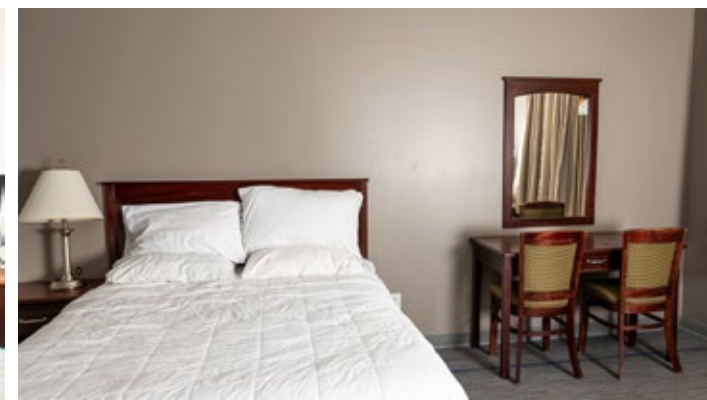
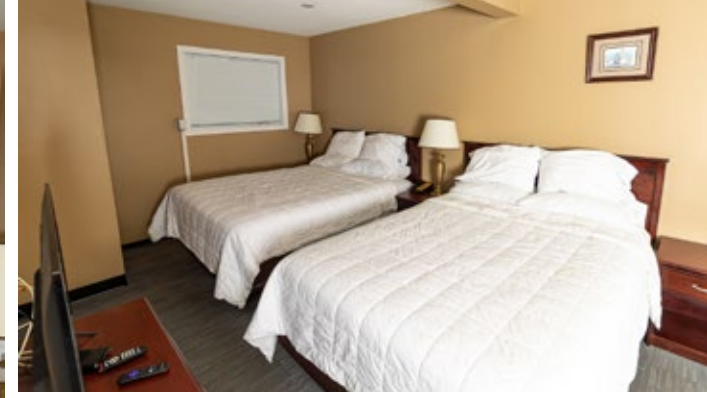


ZONING
C-3 (Highway Commercial)



PRICE
\$2,300,000







Tourism Terrace 2025-2030 Strategic Tourism Plan

Tourism is positioned as a core economic driver in Terrace. One of the 2025-2030 plan's explicit success metrics is increasing overnight stays and visitor spending.



\$85M
IN DIRECT VISITOR
SPENDING (2022)



14.7
NIGHTS INTERNATIONAL
VISITORS AVERAGE



7.8
NIGHTS ALBERTA
VISITORS AVERAGE



4.8
NIGHTS BC
VISITORS AVERAGE

Statistics



**Population
(2021)**
12,017



**Population
Growth**
3.2%



**Avg. Household
Income (2020)**
\$90,000



**Median Age
(2021)**
38

**Private Households
by Household Size 2021**
(100% Data | 4,870)

| | |
|------------|-------|
| 1 person | 1,445 |
| 2 persons | 1,670 |
| 3 persons | 685 |
| 4 persons | 665 |
| 5+ persons | 405 |

**Top Employment
Sectors 2021**
(100% Data | 1200)

| | |
|-----------------------------------|-------|
| Health Care and Social Assistance | 1,165 |
| Retail Trade | 805 |
| Construction | 650 |
| Educational Services | 605 |
| Accommodation and Food Services | 410 |



Location

Terrace functions as a regional industrial service and logistics hub for pipeline, LNG, mining, power, and transportation projects across Northwest B.C. In addition to industrial demand, Terrace serves as a four-season hub, attracting visitors for world-class fishing, skiing, and outdoor recreation throughout the region. Terrace offers year-round, family-friendly recreational opportunities including world-class fishing on the Skeena River, well-maintained hiking and cycling trails, a golf course at the base of a majestic mountain, and winter activities including downhill, cross-country, and back-country skiing. It is home to the largest farmers market in Northern BC and celebrates the rich heritage and culture of the region during the annual Riverboat Days festivities on the BC Day long weekend.

DRIVING DISTANCES

| | |
|--|--------------|
| HIGHWAY 16 | 0 MIN DRIVE |
| KSYEN REGIONAL HOSPITAL | 5 MIN DRIVE |
| NORTHWEST TERRACE REGIONAL AIRPORT (YXT) | 14 MIN DRIVE |
| LAKELSE LAKE PROVINCIAL PARK | 17 MIN DRIVE |
| HAI LAKE-MOUNT HERMAN PROVINCIAL PARK | 20 MIN DRIVE |
| KLEANZA CREEK PROVINCIAL PARK | 23 MIN DRIVE |
| KITSUMKALUM PROVINCIAL PARK | 25 MIN DRIVE |
| KITIMAT, BRITISH COLUMBIA | 50 MIN DRIVE |
| PRINCE RUPERT, BRITISH COLUMBIA | 1.5 HR DRIVE |





FOR MORE INFORMATION CONTACT

MILAP DHALIWAL

PERSONAL REAL ESTATE CORPORATION

milap.dhaliwal@williamwright.ca

604.546.5555

AMRIT CHAUHAN

PERSONAL REAL ESTATE CORPORATION

amrit.chauhan@exprealty.com

604.767.2579

E.&O.E. This communication is not intended to cause or induce breach of an existing agency agreement. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services and its listing client and/or clients make no guarantees or warranties of any kind, expressed or implied, regarding the information including but not limited to warranties of content, accuracy, completeness, and reliability, and do not accept or assume any responsibility or liability, consequential or direct, for the recipient's reliance upon the information. Any recipient and/or interested party should undertake their own appropriate and independent due diligence and inquiries to the accuracy of the information, which is subject to errors, omissions, and changes, including changes to price or withdrawal, without notice. Sizes are approximate and based on architectural measurements. William Wright Commercial Real Estate Services and its listing client and/or clients exclude unequivocally all inferred or implied terms, conditions, and warranties arising out of this document and exclude all liability for loss and/or damages arising therefrom. This publication is the copyrighted property of William Wright Commercial Real Estate Services and its listing client and/or clients. © 2026 William Wright Commercial Real Estate Services. All rights reserved.

William Wright Commercial Real Estate Services Inc.
#180-8621 201 Street, Langley
T 604.546.5555 | F 604.428.5254
williamwright.ca

eXp Realty of Canada, Inc.
115-7565 132 Street, Surrey
T 604.767.2579
exprealty.ca