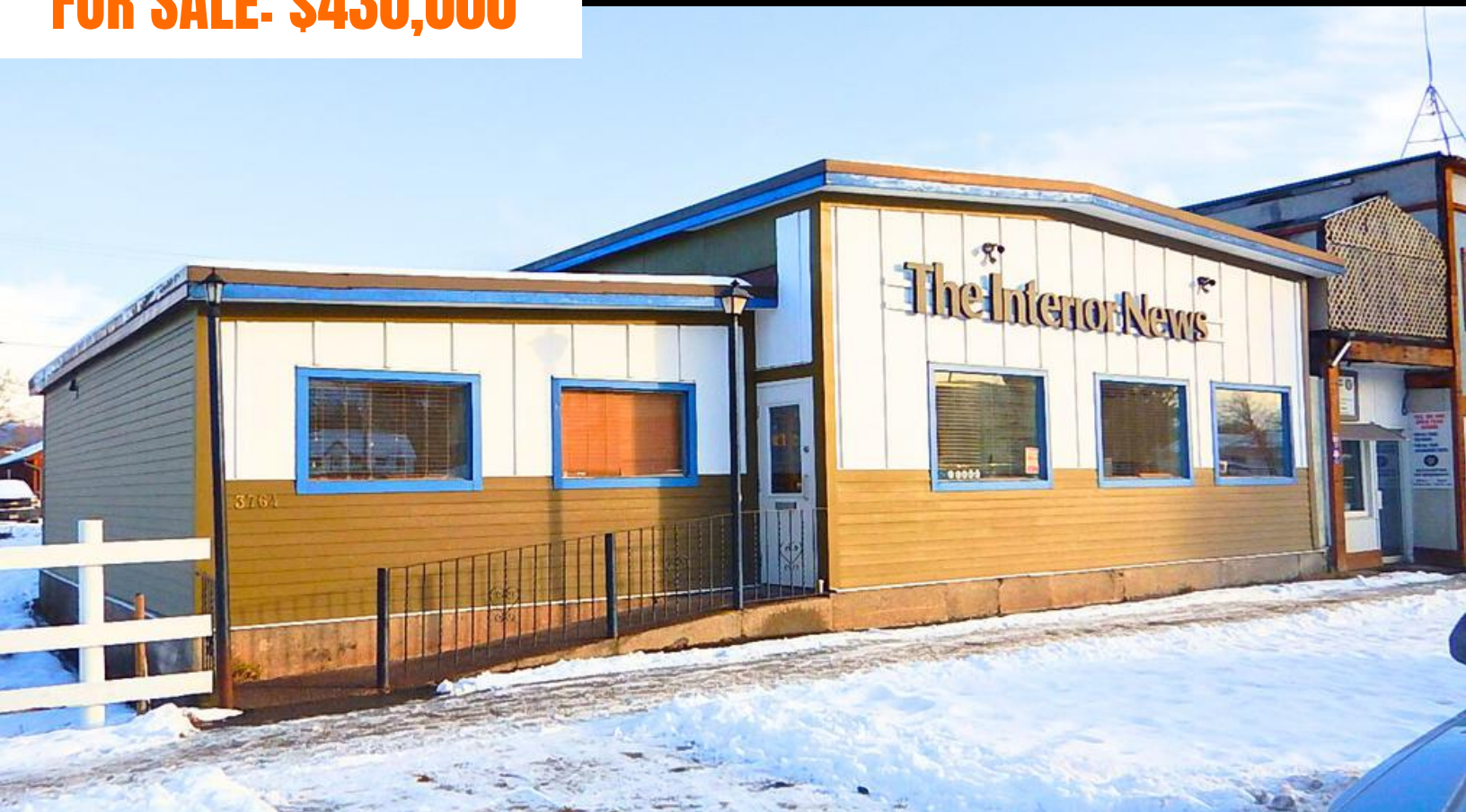


**OFFERING MEMORANDUM**

# **OFFICE BUILDING - FOR SALE**

3764 Broadway Ave., Smithers, BC V0J 2N3

**FOR SALE: \$430,000**



**4,176 SF | 0.14 AC | BUILT IN 1950**

**BELLCORNERSTONE**  
Commercial Real Estate

**FOR MORE INFORMATION:**

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## OFFERING MEMORANDUM

# 3764 BROADWAY AVE.

Smithers, BC V0J 2N3

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### DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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## EXECUTIVE SUMMARY

# 3764 BROADWAY AVE.

Smithers, BC V0J 2N3

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3764 Broadway Ave. is an office property, totaling 4,176 square feet and situated on a 0.14-acre lot. The property is in a prime location and presents an exciting investment/owner-user opportunity with several noteworthy features providing flexibility to accommodate a wide range of businesses.



# MARKET OVERVIEW



## Smithers, British Columbia

Smithers is a picturesque town located in the Bulkley Valley in northern British Columbia, Canada. Nestled at the base of Hudson Bay Mountain, Smithers boasts stunning natural surroundings, including mountains, rivers, and forests. Forestry has traditionally been a cornerstone of the economy, alongside mining and agriculture which also play an essential role. In recent years, the service sector, including retail and healthcare, has grown, providing a balanced economic base for the community. Smithers is a hub for outdoor enthusiasts and attracts visitors year-round, some highlights include skiing and snowboarding in the winter and hiking, fishing, and wildlife viewing throughout the year. The Bulkley River is famous for its steelhead fishing, drawing anglers from around the world. Smithers has a rich cultural scene influenced by its diverse population and history. The town has a strong sense of community and a vibrant arts scene, including galleries, music, and theater. Indigenous culture is an integral part of the local heritage, with several Indigenous communities nearby contributing to the cultural mosaic. The town is also known for its distinctive Alpine-themed architecture, a nod to the Swiss heritage of some of its early settlers, which adds to its unique charm. Smithers' blend of natural beauty, economic diversity, and rich cultural heritage makes it a unique and attractive destination for both residents and visitors.



# DEMOGRAPHIC SUMMARY

SMITHERS, BC

## POPULATION

Smithers  
**7,444**

State: British Columbia 5,646,467

## MEDIAN AGE

Smithers  
**40.6 Years**

State: British Columbia 40.6 Years

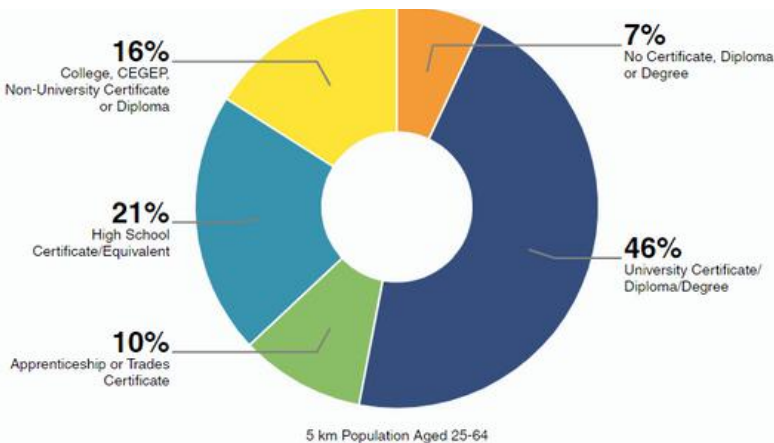
## MEDIAN HOUSEHOLD INCOME

Smithers  
**\$85,000**

State: British Columbia \$99,610

## EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than British Columbia at large.



## 2023 STATISTICS

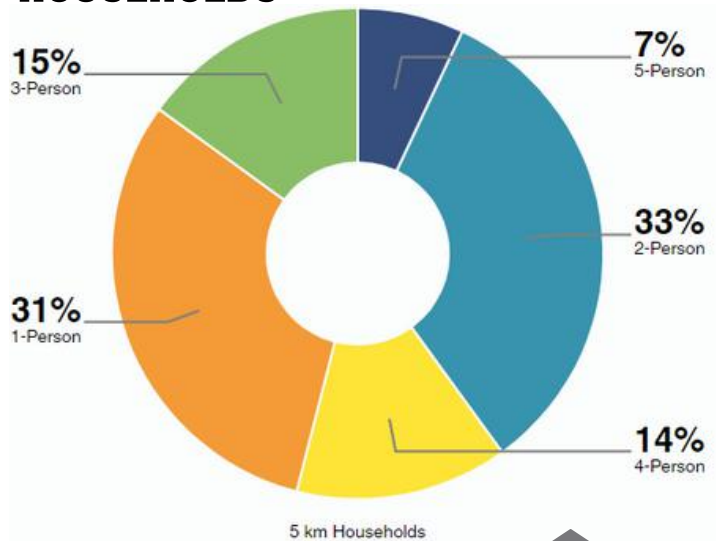
	2 km	5 km	10 km
Population 2023	4,264	6,514	8,105
Total Households	1,847	2,762	3,364
Avg Household Size	2.3	2.4	2.5
Avg Household Income	\$102,950	\$106,751	\$110,341

## ECONOMIC INDICATORS

**7.2%** Smithers Unemployment Rate

**6.32%** Canada Unemployment Rate

## HOUSEHOLDS



Smithers  
**2,310**

State: British Columbia 2,041,830



**2.3**  
Average Household Size

# LOCATION OVERVIEW



## AIRPORT PROXIMITY

### **Smithers Regional Airport (YYD):**

Approximately 5 km (3 miles) from downtown Smithers, Smithers Regional Airport is the closest airport to the town. It offers scheduled flights primarily operated by Air Canada and Central Mountain Air, with connections to other regional destinations.

### **Terrace-Kitimat Airport (YXT):**

Approximately 210 km (130 miles) southwest of Smithers, Terrace-Kitimat Airport is located near Terrace, BC, and offers more frequent and varied flights compared to Smithers, and provides connections to Vancouver and other larger cities.

### **Prince George Airport (YXS):**

Approximately 370 km (230 miles) southeast of Smithers. Prince George Airport is a larger regional airport offering a wider range of flights, including services by Air Canada, WestJet, and Central Mountain Air. It provides connections to major Canadian cities such as Vancouver, Calgary, and Edmonton.

### **Vancouver International Airport (YVR):**

Approximately 1,160 km (720 miles) south of Smithers. While much farther away, Vancouver International Airport is the primary international gateway for travelers from Smithers. It offers extensive domestic and international flights and serves as a major hub for Air Canada and WestJet.



## HIGHWAY ACCESS

### **Highway 16 (Yellowhead Highway)**

is the primary route running east-west through Smithers. It is part of the Trans-Canada Highway system, connecting Smithers to other major towns and cities. Leads to Prince George and Edmonton, Alberta to the East, and Terrace and Prince Rupert to the West.

**Highway 37** intersects with Highway 16 to the west of Smithers. Leads to the town of Stewart and the Alaska Highway, providing access to Yukon and Alaska to the North, and Provides access to the Cassiar Highway and connects to the Yellowhead Highway, offering an alternative route to southern parts of British Columbia to the South.

**Secondary and Local Roads** is also connected by a network of secondary and local roads that provide access to surrounding communities, recreational areas, and natural attractions such as Babine Mountains Provincial Park and Hudson Bay Mountain.

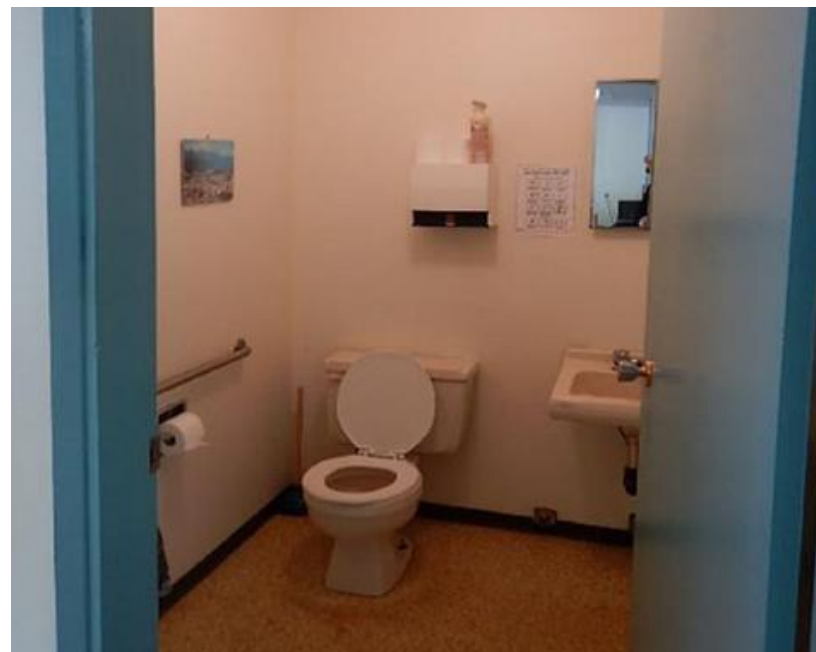
# SITE OVERVIEW

## SITE

Property Type:	Office
Zoning:	C-1A (Downtown Commercial Zone)
Year Built:	1950
Building SF:	4,176
Floors:	1
Acres:	0.14











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2019 2020 2021  
2022 2023

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