

OFFERING MEMORANDUM

FLEX BUILDING - FOR SALE

3210 Clinton St., Terrace, BC V8G 5R2

FOR SALE: \$400,000



4,118 SF | 0.15 AC | BUILT IN 1996

BELLCORNERSTONE
Commercial Real Estate

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3210 CLINTON ST.

Terrace, BC V8G 5R2

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

3210 CLINTON ST.

Terrace, BC V8G 5R2

3210 Clinton St., is a flex property, totaling 4,118 square feet and situated on a 0.15-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

Terrace, British Columbia



Terrace, British Columbia, is a vibrant city located in the Skeena Valley, known for its rich natural beauty and diverse economy. Terrace has a robust industrial sector primarily driven by forestry, mining, and hydroelectric power. The forestry industry, historically a cornerstone of the local economy, continues to play a significant role. Additionally, the city is positioned as a hub for mining activities, particularly given its proximity to rich mineral deposits. The presence of the Rio Tinto Alcan aluminum smelter nearby also contributes to the industrial landscape. Terrace is benefiting from growth in the liquefied natural gas (LNG) sector, with several projects either proposed or under development in the region. Tourism is a growing industry in Terrace, fueled by its stunning natural surroundings and outdoor recreational opportunities. The city is a gateway to some of British Columbia's most scenic landscapes, including the Skeena River, which is renowned for fishing, particularly steelhead and salmon. Hiking, mountain biking, and skiing are popular activities, with Shames Mountain offering excellent skiing and snowboarding in the winter months. The proximity to pristine wilderness areas makes it a prime destination for eco-tourism and adventure tourism. Terrace boasts a rich cultural scene, deeply influenced by the Indigenous heritage of the Tsimshian Nation. The city celebrates this heritage through various cultural events, festivals, and museums. Arts and culture thrive in Terrace, with a vibrant community of artists, musicians, and performers. Annual events like Riverboat Days highlight the city's cultural diversity and community spirit, featuring parades, concerts, and traditional ceremonies. Overall, Terrace, BC, is a dynamic city that balances industrial growth with rich cultural heritage and abundant natural beauty, making it an attractive place for both residents and visitors.



DEMOGRAPHIC SUMMARY

TERRACE, BC

POPULATION

Terrace
12,247

State: British Columbia 5,646,467

MEDIAN AGE

Terrace
39.3 Years

State: British Columbia 40.6 Years

MEDIAN HOUSEHOLD INCOME

Kitimat
\$90,000

State: British Columbia \$99,610

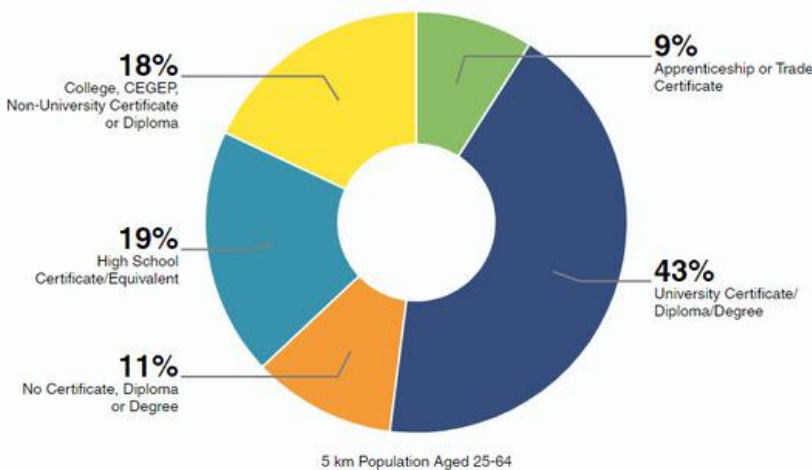


2023 STATISTICS

	2 km	5 km	10 km
Population 2023	8,275	16,787	18,064
Total Households	3,300	6,850	7,105
Avg Household Size	2.5	2.6	2.6
Avg Household Income	\$95,491	\$104,269	\$104,071

EDUCATIONAL ATTAINMENT

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

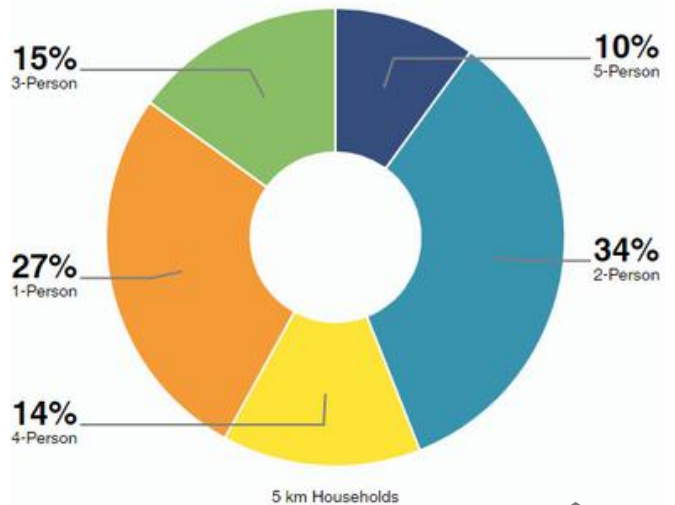


ECONOMIC INDICATORS

5.4% Terrace Unemployment Rate

6.32% Canada Unemployment Rate

HOUSEHOLDS



Terrace
4,875

State: British Columbia 2,041,830



Average Household Size

LOCATION OVERVIEW



AIRPORT PROXIMITY

Northwest Regional Airport (YXT)

The Northwest Regional Airport is located approximately 7 kilometers south of Terrace. It offers regular flights to major cities such as Vancouver, Prince George, and Calgary, with airlines like Air Canada, WestJet, and Central Mountain Air providing services.

Prince Rupert Airport (YPR):

Located about 150 kilometers west of Terrace, Prince Rupert Airport is another option for travelers. While further away, it offers flights primarily to Vancouver and can be an alternative for those traveling to or from the north coast.

Smithers Regional Airport (YYD):

About 200 kilometers east of Terrace, Smithers Regional Airport provides additional flight options, mainly connecting to Vancouver. It serves the Bulkley Valley region and provides another regional travel option.



HIGHWAY ACCESS

Highway 16 (Yellowhead Highway)

Highway 16 (Yellowhead Highway) runs east-west through Terrace. It connects Terrace to Prince Rupert to the west and to Prince George and beyond to the east. This highway is a major route for commercial and passenger traffic, providing access to various communities and natural attractions along the way.

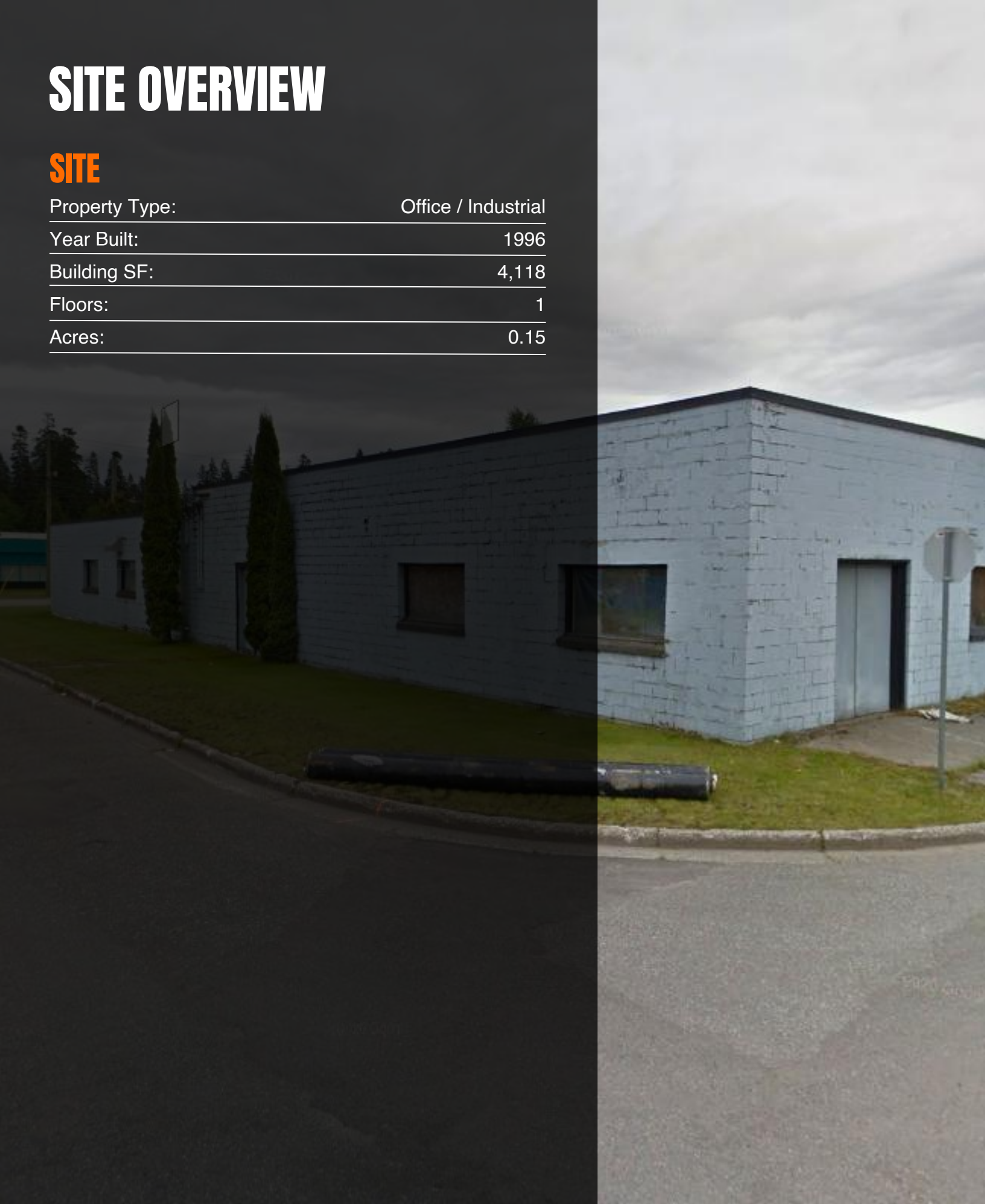
Highway 37 intersects with Highway 16 near Terrace. It runs north-south and is known as the Stewart-Cassiar Highway. To the south, it connects to Kitimat. To the north, it leads to the Yukon and Alaska, passing through remote and scenic parts of British Columbia.

Highway 113 (Nisga'a Highway) starts near Terrace and runs north to the Nisga'a villages in the Nass Valley. This highway provides access to the Nisga'a Memorial Lava Bed Park and various cultural sites, offering a route to explore the natural beauty and heritage of the area.

SITE OVERVIEW

SITE

Property Type:	Office / Industrial
Year Built:	1996
Building SF:	4,118
Floors:	1
Acres:	0.15





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2022 2023

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