

FOR SALE

Industrial Development Land



SITE DEVELOPMENT PLAN



4800 Keith Ave, Terrace, BC V8G 1K6, Canada

NSD Inland Port Industrial Lots on Keith Ave

Terrace, BC

Clint Dahl, PREC, REALTOR®
250.981.2070 | clint@clintdahl.ca

Royal LePage Aspire, Brokerage
1625 4th Ave, Prince George, BC
Independently Owned & Operated



PROPERTY OVERVIEW

Property Features

- Located in the newest Light Industrial subdivision in Terrace
- 7 Light Industrial and 1 Commercial zoned lot available.
- Range in size from 1.7 -2.37 acres
- Can Build to suit and or Lease
- Great location

PROPERTY PHOTOS



Pricing

| Parcel | Address | Price | Size (acres) |
|--------|----------------|----------------|--------------|
| Lot 3 | 4810 Keith Ave | \$850,000.00 | 197 |
| Lot 4 | 4820 Keith Ave | \$1,449,500.00 | 223 |
| Lot 5 | 4830 Keith Ave | \$1,537,250.00 | 237 |
| Lot 6 | 4910 Keith Ave | \$1,132,300.00 | 174 |
| Lot 7 | 4920 Keith Ave | \$1,105,000.00 | 170 |
| Lot 8 | 4930 Keith Ave | \$1,105,000.00 | 170 |
| Lot 9 | 4940 Keith Ave | \$1,319,500.00 | 203 |

Location Map



All offices are independently owned and operated, except those marked as indicated at rlp.ca/disclaimer. Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information. ©2022 Bridgemarq Real Estate Services Manager Limited. All rights reserved.

PLAN OF PROPOSED SUBDIVISION OF
LOT A, DISTRICT LOT 361, PLAN 6510
EXCEPT PART IN PLAN EPP53069
AND
LOT A, DISTRICT LOT 362, PLAN 12018
EXCEPT PART IN PLAN EPP42962,
BOTH IN RANGE 5, COAST DISTRICT.

PURSUANT TO S.67, LAND TITLE ACT.

BCGS 103I.057 & 103I.058

SCALE 1:1500



THE INTENDED PLOT SIZE OF THIS PLAN IS 864 mm IN WIDTH BY
559 mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:1500.

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF KITIMAT – STIKINE.

● DENOTES EXISTING POWER POLE

LEGEND

GRID BEARINGS ARE DERIVED FROM GNSS OBSERVATIONS BETWEEN CONTROL MONUMENTS
95H1875 AND 95H1874 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 9.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED
ARE DERIVED FROM GNSS OBSERVATIONS TO
GEODETIC CONTROL MONUMENTS 95H1875 AND 95H1874.

THIS PLAN SHOWS HORIZONTAL, GROUND LEVEL DISTANCES, UNLESS OTHERWISE SPECIFIED.
TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES
BY THE AVERAGE COMBINED FACTOR OF 0.9995993. THE AVERAGE COMBINED FACTOR HAS BEEN
DETERMINED BASED ON THE ELLIPSOIDAL ELEVATION OF CONTROL MONUMENT 95H1874.

THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA NO.55 CITY OF TERRACE NAD83(CSRS)4.0.0.BC.1.

○ DENOTES STANDARD IRON POST (IP) SET

● DENOTES STANDARD IRON POST FOUND

95H1874 ● DENOTES INTEGRATED CONTROL MONUMENT AND IDENTIFIER

NF DENOTES NO EVIDENCE FOUND

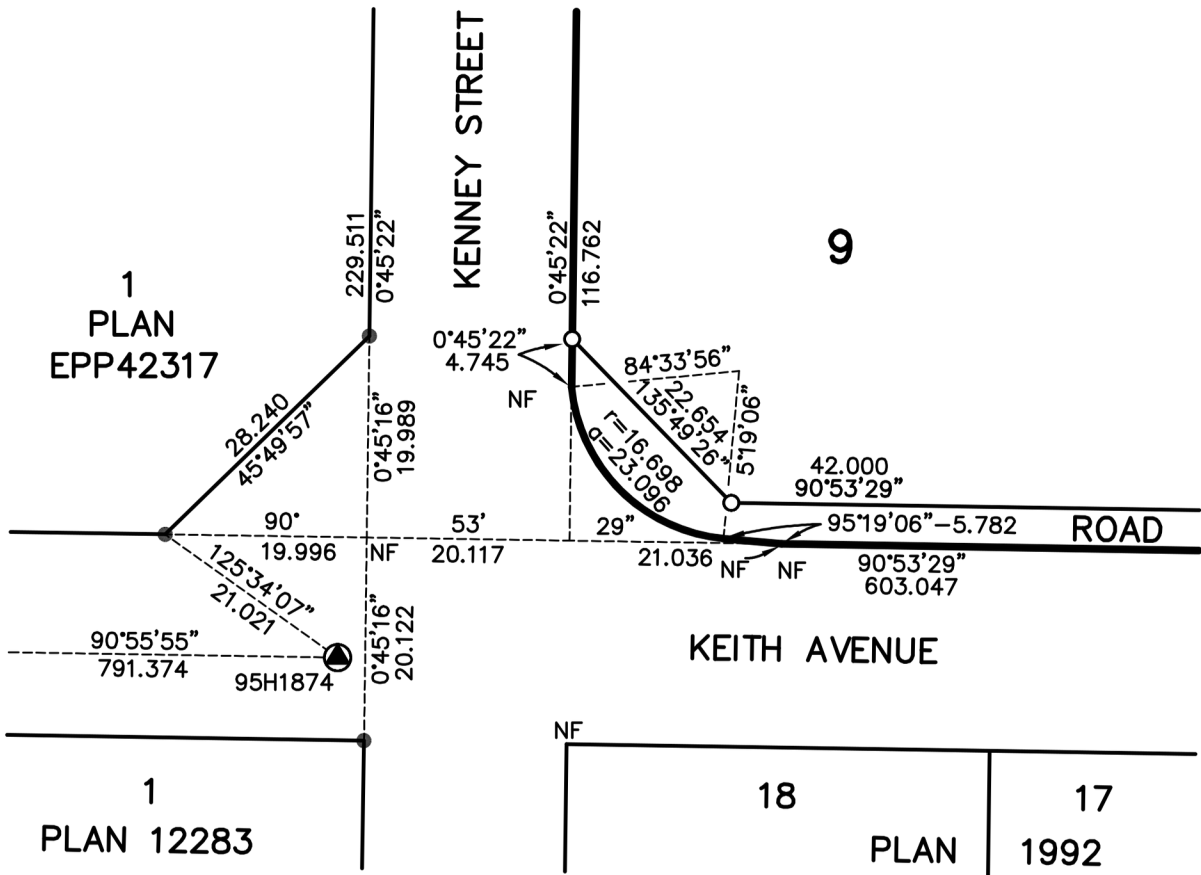
THIS PLAN SHOWS ONE WITNESS (Wt) POST
WHICH WAS NOT SET AT THE TRUE CORNER.

THE FIELD SURVEY REPRESENTED BY THIS PLAN
WAS COMPLETED ON THE ____TH DAY OF _____, 2021.
DAVID HARDWICKE, BCLS 727.

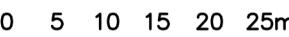
THIS PLAN LIES WITHIN THE JURISDICTION OF THE
APPROVING OFFICER FOR THE CITY OF TERRACE.

ISA MONUMENT 95H1874: (PUBLISHED DATA FROM MASCOT)
UTM N. 6040720.23 E. 525134.73 ZONE 9
NAD 83 (CSRS) 4.0.0.BC.1 REFERENCE MERIDIAN: 129°
COMBINED FACTOR: 0.9995993
ESTIMATED HORIZONTAL ABSOLUTE ACCURACY IS 0.04 m.

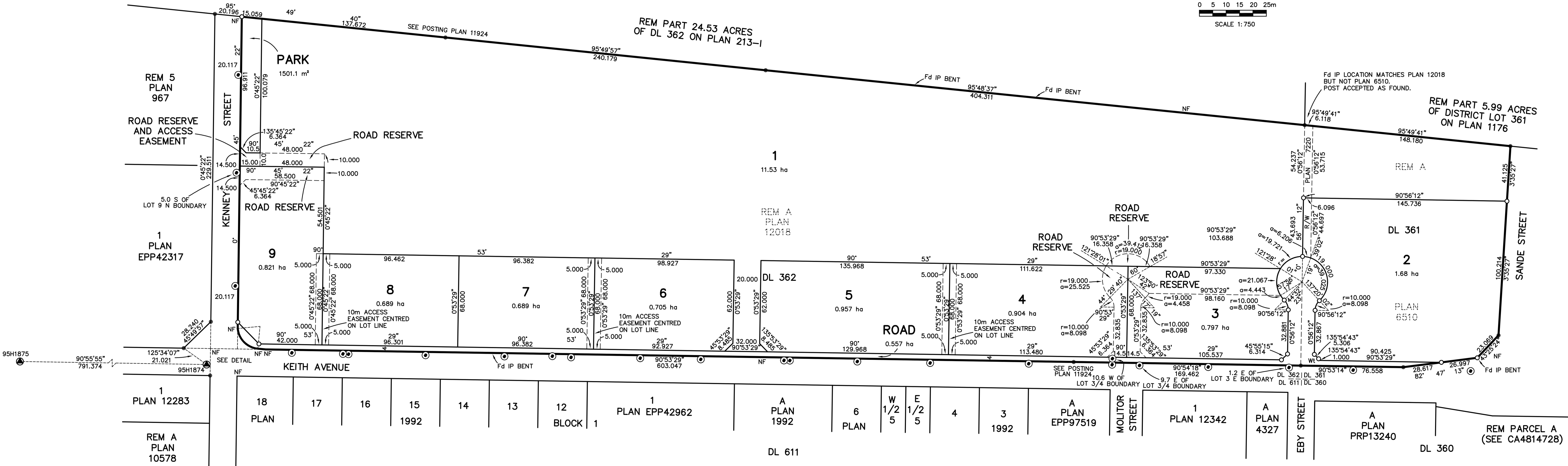
ISA MONUMENT 95H1875: (PUBLISHED DATA FROM MASCOT)
UTM N. 6040733.09 E. 524343.78 ZONE 9
NAD 83 (CSRS) 4.0.0.BC.1 REFERENCE MERIDIAN: 129°
COMBINED FACTOR: 0.9995990
ESTIMATED HORIZONTAL ABSOLUTE ACCURACY IS 0.04 m.



DETAIL



SCALE 1:750



Zoning Bylaw No. 2069 - 2014

13.0 INDUSTRIAL ZONES**13.1 M1 – Light Industrial**

Purpose: To provide for a mix of light industrial uses and compatible commercial uses.

.1 Permitted Uses

The following uses are permitted in the M1 zone:

| | |
|--|--|
| Primary Uses a. Agricultural Supply and Service b. Boat and Marine Sales, Leasing and Service c. Building Supply Store d. Bulk Fueling Station, Minor e. Commercial Equipment Sales, Leasing and Service f. Freight Transport and Storage g. Gas Bar h. Industrial Equipment Sales, Leasing and Service i. Laboratory and Research Facilities j. Manufacturing, Light k. Media Studio l. Mini Storage Facility m. Printing Services n. Recycling Depot o. Technical Consulting Firm p. Trade Contractor q. Vehicle Sales, Leasing and Service r. Vehicle Washing Facilities s. Veterinary Clinic t. Warehouse u. Welding, Machine or Metal Fabrication v. Wholesale Establishment | |
| Secondary Uses w. Outdoor Storage, when screened as per Section 5.0 x. Accessory Uses | |

Site Specific Permitted Uses

- .2** In addition to the uses listed in 13.1.1, the following site specific use(s) are permitted in the M1 zone, at the location(s) specified:

a. b.

Office, on: Lot A, District Lot 360, Range 5, Coast District, Plan PRP13240.
 Educational Facility on Lot 1, District Lot 1704, Range 5, Coast District, Plan PRP14176 shall be permitted as a Primary Use until August 1, 2018.

Added by
 #2091-2015

.3 Regulations

| COLUMN I | COLUMN II |
|--|--|
| .1 Minimum Parcel Area | 1,000 m ² (0.1 hectares) |
| .2 Minimum Parcel Width | 30.0 m |
| .3 Minimum Setback | |
| a. front parcel line | 6.0 m |
| b. interior side parcel line | 0.0 m |
| i. adjacent to residential uses | 6.0 m |
| c. exterior side parcel | 6.0 m |
| d. rear parcel line | 0.0 m |
| i. adjacent to residential uses | 6.0 m |
| .4 Maximum Parcel Coverage | 60% |
| .5 Maximum Building/Structure Height | |
| a. principal building/structure | 15.0 m |
| b. accessory building/structure | 12.0 m |
| .6 Maximum Gross Floor Area of Accessory Buildings/Structures | 90 m ² Required as per Section 8.0 |
| .7 Parking and Loading | |

.4 Additional Regulations for this Zone

- a. Up to four shipping containers are permitted on a parcel for outdoor storage use only, in accordance with Section 7.2, Shipping Containers.

| | | | | |
|----------------------|----------------------|--------------------------|-----------------|------------------------------------|
| Active | | 4810 KEITH AVENUE | For Sale | Land Commercial |
| C8068556 | | Terrace - City | | Industrial, Land Commercial |
| List Date: 4/17/2025 | Exp Date: 11/30/2025 | Terrace | Price: | \$850,000 |
| Seller Accept Date: | | V8G 5P3 | Orig. \$850,000 | Prev. \$0 |
| Subj Removal Date: | DOM: 62 | | Leased/Sold | / |
| Completion Date: | Org: N | | | |



Zoning: **M1** Gross Prop **\$25,073.62** Tax Yr: **2024** Sale Type: **Asset**
P.I.D.#: **032-034-105** Building/Complex Name:

New Light Industrial lots now available in the heart of Terrace. Located along Keith Ave these are highly desirable lots to the region. Lots have both high visibility and excellent access, with the NSD Inland Port located behind the lot and Highway 16 only feet away. Lot 3 is 1.97 acres. Build to suit by the seller is also an option. This lot has excellent access and great visibility.

MEASUREMENTS:

| | |
|-----------------------------------|-----------------------|
| Subj. Space Sq.Ft: | Space Avail for Lse: |
| Subj. Space Width | Whse/Indust.Sq.Ft: |
| Subj. Space Depth: | Office Area Sq. Ft: |
| Land Size Sq.Ft: 85,813.20 | Retail Area Sq. Ft: |
| Land Size Acres: 1.97 | Mezzanine Sq. Ft: |
| Acres Freehold: 1.97 | Other Area Sq. Ft: |
| Acres Leasehold: | Main Resid. Sq.Ft: |
| Subj Prop Width ft.: | Min. Divisible Space: |
| Subj Prop Depth ft.: | Max. Contig. Space: |

LEASE DETAILS:

| |
|--|
| Lease Type: |
| Lease Expiry Date: |
| Lse Term/Months: |
| Is a Sub-lease?: |
| Strata Fees/Month: |
| Seller's Int.: Registered Owner |
| Int. In Land: Freehold |
| First Nat.Res: |
| Occupancy: |

NET / GROSS RENT

| |
|----------------------------|
| Basic Rent per Annum/SF: |
| Est. Additional Rent / SF: |
| Basic Rent per Month: |
| Est. Add. Rent per Month: |
| Basic Rent per Annum: |
| Gross Rent per Annum/SF: |
| Gross Rent per Month: |
| Gross Rent per Annum: |

BASIC BUILDING & PROPERTY DETAILS:

| | |
|--|------------------------|
| # of Buildings: | # of Docks |
| # of Storeys: | # of Grade Doors: |
| # of Elevators: | # of Loading Doors: |
| # Parking Spaces: | Clear Ceiling Ht (ft): |
| Year Built: | Class of Space: |
| Building | |
| Potential to Redevelop? Yes | Comments: |
| Vacant lot ready to be developed. | |
| Environ. Assess.Done? Yes | Comments: |
| See LS. | |

MULTI-FAMILY DETAILS:

| |
|----------------------|
| # of Bachelor Apts: |
| # of Studio Apts: |
| # of 1 Bdrm Apts: |
| # of 2 Bdrm Apts: |
| # of 3 Bdrm Apts: |
| # of 4+ Bdrm Apts: |
| # of Penthouse Apts: |
| Total # of Apts |
| # of Other Units: |
| Total # of Units: |
| APOD Cap Rate |

BUS/BWP & AGR DETAILS:

| |
|-------------------------|
| Major Business Type: |
| Minor Business Type: |
| Business Name (d.b.a.): |
| Bus. Oper. Since (yr): |
| Confidentiality Req'd: |
| Major Use Description: |
| Mixed |

LEGAL: LOT 3 DISTRICT LOT 362 COAST DISTRICT PLAN EPP105420

REALTOR Inquire now for full information package.
REMARKS:

DESIGNATED AGENT(S):

Clint Dahl - PREC - CONTC: 250-981-2070
Royal LePage Aspire Realty - OFC: 250-564-4488
clint@clintdahl.ca

APPOINTMENT INFORMATION:

Contact Listing REALTOR®

CLINT DAHL
250-981-2070

Virtual Tour:
Brochure:

Commission: **1.5% OF THE SALE PRICE, LESS 25% IF LISTING AGENT INTRODUCES/SHOWS PROPERTY FIRST**

Seller/Landlord: **NSD DEVELOPMENT CORPORATION INC.**

Sell Firms: 1.

2

Buyer Agents:1

2.

3.

| | | | | |
|------------------------------------|---|--|------------------------------------|------------------------|
| ACTIVE | LOT 4 KEITH AVENUE | | For Sale | Land Commercial |
| C8048789 | Terrace - City | | Industrial, Land Commercial | |
| Listing Date: 1/12/2023 | Terrace | | Price: | \$1,449,500 |
| Expiry 11/30/2023 | V8G 1K6 | | Leased/Sold | |
| DOM: 146 Board: N | | | Leased/Sold | / |
| Orig. \$1,449,500 Prev. Price: \$0 |  | | | |



| | | | | | |
|--|------------------------|---------------|---------------------|------|--------------|
| Zoning: M1 | Gross Prop | \$0.00 | Tax Yr: 2023 | Sale | Asset |
| P.I.D.#: 800-158-978 | Building/Complex Name: | | | | |
| New Light Industrial lots now available in the heart of Terrace. Located along Keith Ave these are highly desirable lots to the region. Lots have both high visibility and excellent access, with the NSD Inland Port located behind the lot and Highway 16 only feet away. Lot 4 is 2.23 acres in size. Build to suit by the seller is also an option. Inquire now for full information package. | | | | | |

MEASUREMENTS:

| | |
|-----------------------------------|----------------------|
| Subj. Space Sq.Ft: | Space Avail for Lse: |
| Subj. Space Width | Whse/Indust.Sq.Ft: |
| Subj. Space Depth: | Office Area Sq. Ft: |
| Land Size Sq.Ft: 97,138.80 | Retail Area Sq. Ft: |
| Land Size Acres: 2.23 | Mezzanine Sq. Ft: |
| Acres Freehold: 1.97 | Other Area Sq. Ft: |
| Acres Leasehold: | Main Resid. Sq.Ft: |
| Subj Prop Width | Min. Divisible |
| Subj Prop Depth | Max. Contig. Space: |

LEASE DETAILS:

| |
|--|
| Lease Type: |
| Lease Expiry Date: |
| Lse Term/Months: |
| Is a Sub-lease?: |
| Strata Fees/Month: |
| Seller's Int.: Registered Owner |
| Int. In Land: Freehold |
| First Nat.Res: |
| Occupancy: |

NET / GROSS RENT

| |
|----------------------------|
| Basic Rent per Annum/SF: |
| Est. Additional Rent / SF: |
| Basic Rent per Month: |
| Est. Add. Rent per |
| Basic Rent per Annum: |
| Gross Rent per |
| Gross Rent per Month: |
| Gross Rent per Annum: |

BASIC BUILDING & PROPERTY DETAILS:

| | | |
|---|------------------------|------|
| # of Buildings: | # of Docks | # of |
| # of Storeys: | Grade Doors: | # of |
| # of Elevators: | Loading Doors: | |
| # Parking Spaces: | Clear Ceiling Ht (ft): | |
| Year Built: | Class of Space: | |
| Building | | |
| Potential to Redevelop? No | Comments: | |
| Environ. Assess.Done? Not Applicable | Comments: | |

MULTI-FAMILY DETAILS:

| |
|----------------------|
| # of Bachelor Apts: |
| # of Studio Apts: |
| # of 1 Bdrm Apts: |
| # of 2 Bdrm Apts: |
| # of 3 Bdrm Apts: |
| # of 4+ Bdrm Apts: |
| # of Penthouse Apts: |
| Total # of Apts |
| # of Other Units: |
| Total # of Units: |
| APOD Cap Rate |

BUS/BWP & AGR DETAILS:

| |
|-------------------------|
| Major Business Type: |
| Minor Business Type: |
| Business Name (d.b.a.): |
| Bus. Oper. Since (yr): |
| Confidentiality Req'd: |
| Major Use Description: |

LEGAL: LEGAL PENDING

REALTOR REMARKS

Legal Pending, PRL available for review

DESIGNATED AGENT(S):

Clint Dahl - PREC - CONTC: 250-981-2070
Royal LePage Aspire Realty - OFC: 250-564-4488
clint@clintdahl.ca

APPOINTMENT INFORMATION:

Contact Listing REALTOR®

CLINT DAHL
250-981-2070
Virtual Tour:
Brochure:

Commission: **1.5% OF THE SALE PRICE, LESS 25% IF LISTING AGENT INTRODUCES/SHOWS PROPERTY FIRST**

Seller/Landlord: **NSD DEVELOPMENT CORPORATION INC.**

Sell Firms: 1.

Buyer Agents: 1

2

2.

3.

| | | | | |
|--|--|---|--|--|
| ACTIVE C8048790 Listing Date: 1/16/2023 Expiry 11/30/2023 DOM: 142 Board: N Orig. \$1,537,250 Prev. Price: \$0 | | LOT 5 KEITH AVENUE Terrace - City Terrace V8G 1K6 | | For Sale Land Commercial Industrial, Land Commercial Price: \$1,537,250 Leased/Sold Leased/Sold / |
|--|--|---|--|--|



| | | | |
|--|--------------------------|---------------------|-------------------|
| Zoning: M1 | Gross Prop \$0.00 | Tax Yr: 2023 | Sale Asset |
| P.I.D.#: 800-158-979 | Building/Complex Name: | | |
| New Light Industrial lots now available in the heart of Terrace. Located along Keith Ave these are highly desirable lots to the region. Lots have both high visibility and excellent access, with the NSD Inland Port located behind the lot and Highway 16 only feet away. Lot 5 is 2.37 acres in size. Build to suit by the seller is also an option. Inquire now for full information package. | | | |

MEASUREMENTS:

| | |
|------------------------------------|----------------------|
| Subj. Space Sq.Ft: | Space Avail for Lse: |
| Subj. Space Width | Whse/Indust.Sq.Ft: |
| Subj. Space Depth: | Office Area Sq. Ft: |
| Land Size Sq.Ft: 103,237.20 | Retail Area Sq. Ft: |
| Land Size Acres: 2.37 | Mezzanine Sq. Ft: |
| Acres Freehold: 2.37 | Other Area Sq. Ft: |
| Acres Leasehold: | Main Resid. Sq.Ft: |
| Subj Prop Width | Min. Divisible |
| Subj Prop Depth | Max. Contig. Space: |

LEASE DETAILS:

| |
|--|
| Lease Type: |
| Lease Expiry Date: |
| Lse Term/Months: |
| Is a Sub-lease?: |
| Strata Fees/Month: |
| Seller's Int.: Registered Owner |
| Int. In Land: Freehold |
| First Nat.Res: |
| Occupancy: |

NET / GROSS RENT

| |
|----------------------------|
| Basic Rent per Annum/SF: |
| Est. Additional Rent / SF: |
| Basic Rent per Month: |
| Est. Add. Rent per |
| Basic Rent per Annum: |
| Gross Rent per |
| Gross Rent per Month: |
| Gross Rent per Annum: |

BASIC BUILDING & PROPERTY DETAILS:

| | | |
|---|------------------------|------|
| # of Buildings: | # of Docks | # of |
| # of Storeys: | Grade Doors: | # of |
| # of Elevators: | Loading Doors: | |
| # Parking Spaces: | Clear Ceiling Ht (ft): | |
| Year Built: | Class of Space: | |
| Building | | |
| Potential to Redevelop? No | Comments: | |
| Environ. Assess.Done? Not Applicable | Comments: | |

MULTI-FAMILY DETAILS:

| |
|----------------------|
| # of Bachelor Apts: |
| # of Studio Apts: |
| # of 1 Bdrm Apts: |
| # of 2 Bdrm Apts: |
| # of 3 Bdrm Apts: |
| # of 4+ Bdrm Apts: |
| # of Penthouse Apts: |
| Total # of Apts |
| # of Other Units: |
| Total # of Units: |
| APOD Cap Rate |

BUS/BWP & AGR DETAILS:

| |
|-------------------------|
| Major Business Type: |
| Minor Business Type: |
| Business Name (d.b.a.): |
| Bus. Oper. Since (yr): |
| Confidentiality Req'd: |
| Major Use Description: |

LEGAL: LEGAL PENDING

REALTOR REMARKS

Legal Pending, PRL available for review

DESIGNATED AGENT(S):

Clint Dahl - PREC - CONTC: 250-981-2070
Royal LePage Aspire Realty - OFC: 250-564-4488
clint@clintdahl.ca

APPOINTMENT INFORMATION:

Contact Listing REALTOR®

CLINT DAHL
250-981-2070
Virtual Tour:
Brochure:

Commission: **1.5% OF THE SALE PRICE, LESS 25% IF LISTING AGENT INTRODUCES/SHOWS PROPERTY FIRST**

Seller/Landlord: **NSD DEVELOPMENT CORPORATION INC.**

Sell Firms: 1.

Buyer Agents: 1

2

3.

| | | | | |
|--|--|---|--|--|
| ACTIVE C8048791 Listing Date: 1/16/2023 Expiry 11/30/2023 DOM: 142 Board: N Orig. \$1,132,300 Prev. Price: \$0 | | LOT 6 KEITH AVENUE Terrace - City Terrace V8G 1K6 | | For Sale Land Commercial Industrial, Land Commercial Price: \$1,132,300 Leased/Sold Leased/Sold / |
|--|--|---|--|--|



Zoning: **M1** Gross Prop **\$0.00** Tax Yr: **2023** Sale **Asset**
P.I.D.#: **800-158-987** Building/Complex Name:
New Light Industrial lots now available in the heart of Terrace. Located along Keith Ave these are highly desirable lots to the region. Lots have both high visibility and excellent access, with the NSD Inland Port located behind the lot and Highway 16 only feet away. Lot 6 is 1.74 acres in size. Build to suit by the seller is also an option. Inquire now for full information package.

MEASUREMENTS:

Subj. Space Sq.Ft: Space Avail for Lse:
Subj. Space Width Whse/Indust.Sq.Ft:
Subj. Space Depth: Office Area Sq. Ft:
Land Size Sq.Ft: **103,237.20** Retail Area Sq. Ft:
Land Size Acres: **2.37** Mezzanine Sq. Ft:
Acres Freehold: **2.37** Other Area Sq. Ft:
Acres Leasehold: Main Resid. Sq.Ft:
Subj Prop Width Min. Divisible
Subj Prop Depth Max. Contig. Space:

LEASE DETAILS:

Lease Type:
Lease Expiry Date:
Lse Term/Months:
Is a Sub-lease?:
Strata Fees/Month:

Seller's Int.: **Registered Owner**
Int. In Land: **Freehold**
First Nat.Res:
Occupancy:

NET / GROSS RENT

Basic Rent per Annum/SF:
Est. Additional Rent / SF:
Basic Rent per Month:
Est. Add. Rent per
Basic Rent per Annum:

Gross Rent per
Gross Rent per Month:
Gross Rent per Annum:

BASIC BUILDING & PROPERTY DETAILS:

of Buildings: # of Docks # of
of Storeys: Grade Doors: # of
of Elevators: Loading Doors:
Parking Spaces: Clear Ceiling Ht (ft):
Year Built: Class of Space:
Building
Potential to Redevelop? **No** Comments:
Environ. Assess.Done? **Not Applicable** Comments:

MULTI-FAMILY DETAILS:

of Bachelor Apts:
of Studio Apts:
of 1 Bdrm Apts:
of 2 Bdrm Apts:
of 3 Bdrm Apts:
of 4+ Bdrm Apts:
of Penthouse Apts:
Total # of Apts
of Other Units:
Total # of Units:
APOD Cap Rate

BUS/BWP & AGR DETAILS:

Major Business Type:

Minor Business Type:

Business Name (d.b.a.):

Bus. Oper. Since (yr):
Confidentiality Reqd:
Major Use Description:

LEGAL: LEGAL PENDING

REALTOR Legal Pending, PRL available for review
REMARKS

DESIGNATED AGENT(S):

Clint Dahl - PREC - CONTC: 250-981-2070
Royal LePage Aspire Realty - OFC: 250-564-4488
clint@clintdahl.ca

APPOINTMENT INFORMATION:

Contact Listing REALTOR®

CLINT DAHL
250-981-2070
Virtual Tour:
Brochure:

Commission: **1.5% OF THE SALE PRICE, LESS 25% IF LISTING AGENT INTRODUCES/SHOWS PROPERTY FIRST**

Seller/Landlord: **NSD DEVELOPMENT CORPORATION INC.**

Sell Firms: 1.

Buyer Agents: 1

2.

2

3.

| | | | |
|------------------------------------|---|------------------------------------|------------------------|
| ACTIVE | LOT 7 KEITH AVENUE | For Sale | Land Commercial |
| C8048961 | Terrace - City | Industrial, Land Commercial | |
| Listing Date: 1/18/2023 | Terrace | Price: | \$1,105,000 |
| Expiry 11/30/2023 | V8G 1K6 | Leased/Sold | |
| DOM: 140 Board: N | | Leased/Sold | / |
| Orig. \$1,105,000 Prev. Price: \$0 |  | | |



| | | | | | |
|---|------------------------|---------------|---------------------|------|--------------|
| Zoning: M1 | Gross Prop | \$0.00 | Tax Yr: 2022 | Sale | Asset |
| P.I.D.#: 800-159-089 | Building/Complex Name: | | | | |
| New Light Industrial lots now available in the heart of Terrace. Located along Keith Ave these are highly desirable lots to the region. Lots have both high visibility and excellent access, with the NSD Inland Port located behind the lot and Highway 16 only feet away. Lot 7 is 1.7 acres in size. Build to suit by the seller is also an option. Inquire now for full information package. | | | | | |

MEASUREMENTS:

| | |
|-----------------------------------|----------------------|
| Subj. Space Sq.Ft: | Space Avail for Lse: |
| Subj. Space Width | Whse/Indust.Sq.Ft: |
| Subj. Space Depth: | Office Area Sq. Ft: |
| Land Size Sq.Ft: 74,052.00 | Retail Area Sq. Ft: |
| Land Size Acres: 1.70 | Mezzanine Sq. Ft: |
| Acres Freehold: 1.70 | Other Area Sq. Ft: |
| Acres Leasehold: | Main Resid. Sq.Ft: |
| Subj Prop Width | Min. Divisible |
| Subj Prop Depth | Max. Contig. Space: |

LEASE DETAILS:

| |
|--|
| Lease Type: |
| Lease Expiry Date: |
| Lse Term/Months: |
| Is a Sub-lease?: |
| Strata Fees/Month: |
| Seller's Int.: Registered Owner |
| Int. In Land: Freehold |
| First Nat.Res: |
| Occupancy: |

NET / GROSS RENT

| |
|----------------------------|
| Basic Rent per Annum/SF: |
| Est. Additional Rent / SF: |
| Basic Rent per Month: |
| Est. Add. Rent per |
| Basic Rent per Annum: |
| Gross Rent per |
| Gross Rent per Month: |
| Gross Rent per Annum: |

BASIC BUILDING & PROPERTY DETAILS:

| | | |
|---|------------------------|------|
| # of Buildings: | # of Docks | # of |
| # of Storeys: | Grade Doors: | # of |
| # of Elevators: | Loading Doors: | |
| # Parking Spaces: | Clear Ceiling Ht (ft): | |
| Year Built: | Class of Space: | |
| Building | | |
| Potential to Redevelop? No | Comments: | |
| Environ. Assess.Done? Not Applicable | Comments: | |

MULTI-FAMILY DETAILS:

| |
|----------------------|
| # of Bachelor Apts: |
| # of Studio Apts: |
| # of 1 Bdrm Apts: |
| # of 2 Bdrm Apts: |
| # of 3 Bdrm Apts: |
| # of 4+ Bdrm Apts: |
| # of Penthouse Apts: |
| Total # of Apts |
| # of Other Units: |
| Total # of Units: |
| APOD Cap Rate |

BUS/BWP & AGR DETAILS:

| |
|-------------------------|
| Major Business Type: |
| Minor Business Type: |
| Business Name (d.b.a.): |
| Bus. Oper. Since (yr): |
| Confidentiality Req'd: |
| Major Use Description: |

LEGAL: LEGAL PENDING

REALTOR REMARKS Legal Pending, PRL available for review

DESIGNATED AGENT(S):

Clint Dahl - PREC - CONTC: 250-981-2070
Royal LePage Aspire Realty - OFC: 250-564-4488
clint@clintdahl.ca

APPOINTMENT INFORMATION:

Contact Listing REALTOR®

CLINT DAHL
250-981-2070
Virtual Tour:
Brochure:

Commission: **1.5% OF THE SALE PRICE, LESS 25% IF LISTING AGENT INTRODUCES/SHOWS PROPERTY FIRST**

Seller/Landlord: **NSD DEVELOPMENT CORPORATION INC.**

Sell Firms: 1.

Buyer Agents: 1

2

2.

3.

| | | | | |
|---|---|--|------------------------------------|------------------------|
| ACTIVE C8048958 Listing Date: 1/18/2023 Expiry 11/30/2023 DOM: 140 Board: N Orig. \$1,105,000 Prev. Price: \$0 | LOT 8 KEITH AVENUE Terrace - City Terrace V8G 1K6 | | For Sale | Land Commercial |
| | | | Industrial, Land Commercial | \$1,105,000 |
| |  | | Price: | |
| | | | Leased/Sold Leased/Sold | / |



| | | | | | |
|---|------------------------|---------------|---------------------|------|--------------|
| Zoning: M1 | Gross Prop | \$0.00 | Tax Yr: 2022 | Sale | Asset |
| P.I.D.#: 800-159-088 | Building/Complex Name: | | | | |
| New Light Industrial lots now available in the heart of Terrace. Located along Keith Ave these are highly desirable lots to the region. Lots have both high visibility and excellent access, with the NSD Inland Port located behind the lot and Highway 16 only feet away. Lot 8 is 1.7 acres in size. Build to suit by the seller is also an option. Inquire now for full information package. | | | | | |

MEASUREMENTS:

| | |
|-----------------------------------|----------------------|
| Subj. Space Sq.Ft: | Space Avail for Lse: |
| Subj. Space Width | Whse/Indust.Sq.Ft: |
| Subj. Space Depth: | Office Area Sq. Ft: |
| Land Size Sq.Ft: 74,052.00 | Retail Area Sq. Ft: |
| Land Size Acres: 1.70 | Mezzanine Sq. Ft: |
| Acres Freehold: 1.70 | Other Area Sq. Ft: |
| Acres Leasehold: | Main Resid. Sq.Ft: |
| Subj Prop Width | Min. Divisible |
| Subj Prop Depth | Max. Contig. Space: |

LEASE DETAILS:

| |
|--|
| Lease Type: |
| Lease Expiry Date: |
| Lse Term/Months: |
| Is a Sub-lease?: |
| Strata Fees/Month: |
| Seller's Int.: Registered Owner |
| Int. In Land: Freehold |
| First Nat.Res: |
| Occupancy: |

NET / GROSS RENT

| |
|----------------------------|
| Basic Rent per Annum/SF: |
| Est. Additional Rent / SF: |
| Basic Rent per Month: |
| Est. Add. Rent per |
| Basic Rent per Annum: |
| Gross Rent per |
| Gross Rent per Month: |
| Gross Rent per Annum: |

BASIC BUILDING & PROPERTY DETAILS:

| | | |
|---|------------------------|------|
| # of Buildings: | # of Docks | # of |
| # of Storeys: | Grade Doors: | # of |
| # of Elevators: | Loading Doors: | |
| # Parking Spaces: | Clear Ceiling Ht (ft): | |
| Year Built: | Class of Space: | |
| Building | | |
| Potential to Redevelop? No | Comments: | |
| Environ. Assess.Done? Not Applicable | Comments: | |

MULTI-FAMILY DETAILS:

| |
|----------------------|
| # of Bachelor Apts: |
| # of Studio Apts: |
| # of 1 Bdrm Apts: |
| # of 2 Bdrm Apts: |
| # of 3 Bdrm Apts: |
| # of 4+ Bdrm Apts: |
| # of Penthouse Apts: |
| Total # of Apts |
| # of Other Units: |
| Total # of Units: |
| APOD Cap Rate |

BUS/BWP & AGR DETAILS:

| |
|-------------------------|
| Major Business Type: |
| Minor Business Type: |
| Business Name (d.b.a.): |
| Bus. Oper. Since (yr): |
| Confidentiality Req'd: |
| Major Use Description: |

LEGAL: LEGAL PENDING

REALTOR Legal Pending, PRL available for review
REMARKS

DESIGNATED AGENT(S):

Clint Dahl - PREC - CONTC: 250-981-2070
Royal LePage Aspire Realty - OFC: 250-564-4488
clint@clintdahl.ca

APPOINTMENT INFORMATION:

Contact Listing REALTOR®

CLINT DAHL
250-981-2070
Virtual Tour:
Brochure:

Commission: **1.5% OF THE SALE PRICE, LESS 25% IF LISTING AGENT INTRODUCES/SHOWS PROPERTY FIRST**

Seller/Landlord: **NSD DEVELOPMENT CORPORATION INC.**

Sell Firms: 1.

Buyer Agents: 1

2

2.

3.

| | | | | |
|---|---|--|------------------------------------|------------------------|
| ACTIVE C8048957 Listing Date: 1/20/2023 Expiry 11/30/2023 DOM: 138 Board: N Orig. \$1,319,500 Prev. Price: \$0 | LOT 9 KEITH AVENUE Terrace - City Terrace V8G 1K6 | | For Sale | Land Commercial |
| | | | Industrial, Land Commercial | \$1,319,500 |
| |  | | Price: | |
| | | | Leased/Sold Leased/Sold | / |



| | | | | | |
|---|------------------------|---------------|---------------------|------|--------------|
| Zoning: M1 | Gross Prop | \$0.00 | Tax Yr: 2023 | Sale | Asset |
| P.I.D.#: 800-159-087 | Building/Complex Name: | | | | |
| New Light Industrial lots now available in the heart of Terrace. Located along Keith Ave these are highly desirable lots to the region. Lots have both high visibility and excellent access, with the NSD Inland Port located behind the lot and Highway 16 only feet away. Lot 9 is a 2.03 acres corner lot fronting onto Keith Ave and Kenney St. Build to suit by the seller is also an option. Inquire now for full information package. | | | | | |

MEASUREMENTS:

| | |
|-----------------------------------|----------------------|
| Subj. Space Sq.Ft: | Space Avail for Lse: |
| Subj. Space Width | Whse/Indust.Sq.Ft: |
| Subj. Space Depth: | Office Area Sq. Ft: |
| Land Size Sq.Ft: 88,426.80 | Retail Area Sq. Ft: |
| Land Size Acres: 2.03 | Mezzanine Sq. Ft: |
| Acres Freehold: 2.03 | Other Area Sq. Ft: |
| Acres Leasehold: | Main Resid. Sq.Ft: |
| Subj Prop Width | Min. Divisible |
| Subj Prop Depth | Max. Contig. Space: |

LEASE DETAILS:

| |
|--|
| Lease Type: |
| Lease Expiry Date: |
| Lse Term/Months: |
| Is a Sub-lease?: |
| Strata Fees/Month: |
| Seller's Int.: Registered Owner |
| Int. In Land: Freehold |
| First Nat.Res: |
| Occupancy: |

NET / GROSS RENT

| |
|----------------------------|
| Basic Rent per Annum/SF: |
| Est. Additional Rent / SF: |
| Basic Rent per Month: |
| Est. Add. Rent per |
| Basic Rent per Annum: |
| Gross Rent per |
| Gross Rent per Month: |
| Gross Rent per Annum: |

BASIC BUILDING & PROPERTY DETAILS:

| | | |
|---|------------------------|-------------|
| # of Buildings: | # of Docks | # of |
| # of Storeys: | Grade | Doors: # of |
| # of Elevators: | Loading | Doors: |
| # Parking Spaces: | Clear Ceiling Ht (ft): | |
| Year Built: | Class of Space: | |
| Building | | |
| Potential to Redevelop? No | Comments: | |
| Environ. Assess.Done? Not Applicable | Comments: | |

MULTI-FAMILY DETAILS:

| |
|----------------------|
| # of Bachelor Apts: |
| # of Studio Apts: |
| # of 1 Bdrm Apts: |
| # of 2 Bdrm Apts: |
| # of 3 Bdrm Apts: |
| # of 4+ Bdrm Apts: |
| # of Penthouse Apts: |
| Total # of Apts |
| # of Other Units: |
| Total # of Units: |
| APOD Cap Rate |

BUS/BWP & AGR DETAILS:

| |
|-------------------------|
| Major Business Type: |
| Minor Business Type: |
| Business Name (d.b.a.): |
| Bus. Oper. Since (yr): |
| Confidentiality Req'd: |
| Major Use Description: |

LEGAL: LEGAL PENDING

REALTOR REMARKS Legal Pending, PRL available for review

DESIGNATED AGENT(S):

Clint Dahl - PREC - CONTC: 250-981-2070
Royal LePage Aspire Realty - OFC: 250-564-4488
clint@clintdahl.ca

APPOINTMENT INFORMATION:

Contact Listing REALTOR®

CLINT DAHL
250-981-2070
Virtual Tour:
Brochure:

Commission: **1.5% OF THE SALE PRICE, LESS 25% IF LISTING AGENT INTRODUCES/SHOWS PROPERTY FIRST**

Seller/Landlord: **NSD DEVELOPMENT CORPORATION INC.**

Sell Firms: 1.

Buyer Agents: 1

2.

2

3.