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Building & Industrial Lot | Ktimat, BC

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SOLD AS PACKAGE

***Two-Level Building + 0.55-Acre Lot
86 Parking Stalls & Four-Level Redevelopment Potential***

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Location Overview

Kitimat, a district municipality in British Columbia's North Coast, is experiencing significant economic growth. The municipal area spans 242.63 km² (93.68 sq mi) and is situated on tidewater in one of the few wide, flat valleys along the British Columbia coast. The port of Kitimat is an essential part of the Northwest Corridor, connecting North America to the Pacific Ocean and the Pacific Rim.

In September 2025, Prime Minister Mark Carney announced that LNG Canada's Phase 2 expansion in Kitimat would be fast-tracked for regulatory approval to boost Canada's economy. Premier David Eby supported the initiative, highlighting the potential for job creation and economic diversification in the region. The expansion is expected to enhance Canada's position in the global liquefied natural gas market, particularly in Asia.

Kitimat's development is also supported by the Haisla Nation, whose partnership in LNG Canada and the Cedar LNG project reflects a commitment to sustainable economic growth. These projects position Kitimat as a leader in the Canadian energy industry, promising further growth and opportunity for the region.



Real Estate Summary

Building (Vacant)

Price: **\$1,300,000**

MLS C8072074

Floor Area: 21,600 sq. ft.

Land Size: 0.33 Acres

Zoning: M2-A (Industrial)

+

Industrial Lot (Vacant)

Price: **\$650,000**

MLS C8072075

Size: 0.55 acres

Zoning: M2 (Industrial)

(LP) \$1,950,000

SOLD AS PACKAGE

This offering includes a 21,600 sq. ft. two-level industrial building situated on a prime site in Kitimat, BC, along with an adjacent 0.55-acre vacant lot

The building features flexible interior layouts suitable for office, warehouse, or light industrial use, with ample natural light and modern construction. The vacant lot provides 86 parking stalls and excellent accessibility for trucks and staff vehicles. This is an ideal opportunity for owner-users or investors seeking a well-located industrial property with expansion potential in a growing LNG industrial hub.



Property Overview



Potential for Redevelopment
Zoning: M2-A + M2



Commercial Industrial
130' x 130' Lot +
112' x 202.5' Lot
86 Parking Stalls



Four-Level Redevelopment



Heavy Truck Access



Railway Access CN



Interest in Land: Freehold



Vacant Possession



Population (2024): 9,000 +/-



Rio Tinto Aluminum (1954)
LNG Canada Facility (2012)



Loading Docks @ Grade



Civic Address: 506 Enterprise Ave, Kitimat, BC V8C 2C2

PID: 007-428-952 **Land Size:** 0.33 Acres **Floor Area:** 21,600 Sq. Ft.

Legal Description: Lot 17 District Lot 6063 Range 5 Coast District Plan 3400

Zoning: M2-A Service Centre Commercial Zone

Building Type:: Low-Rise 2 Storey **Year Built:** Circa 1955

Civic Address: Lot 15 Enterprise Ave, Kitimat, BC

Legal Description: Lot 15 District Lot 6063 Range 5 Coast District Plan 3499

PID: 007-428-979 **Land Size:** 0.55 Acres

Zoning: M2 Service Centre Commercial Zone



Building & Industrial Lot
506 ENTERPRISE AVE, KITIMAT, BC





Building & Industrial Lot
506 ENTERPRISE AVE, KITIMAT, BC





KAL TIRE

Train Access

Parking Lot
Site: 0.55 Acres
Zoning: M2



Hotel
Site: 0.33 Acres
Floor: 21,600 SF
Zoning: M2-A

NAPA AUTO PARTS



Truck Access

LNC
CANADA
RioTinto



Building & Industrial Lot
506 ENTERPRISE AVE, KITIMAT, BC

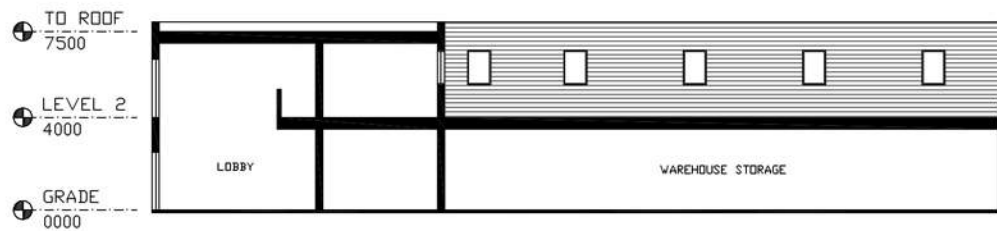




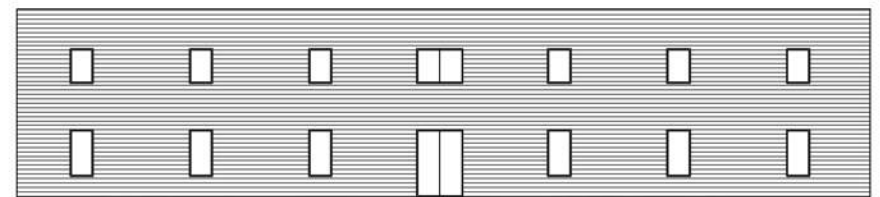
GROUND FLOOR PLAN



UPPER FLOOR PLAN



SECTION @ LOBBY



FRONT ELEVATION



Building & Industrial Lot
506 ENTERPRISE AVE, KITIMAT, BC





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