

OFFERING MEMORANDUM

FLEX BUILDING - FOR SALE

626 Enterprise Ave., Kitimat, BC V8C 2E4

FOR SALE: \$950,000



8,980 SF | 0.37 AC | BUILT IN 1964

BELLCORNERSTONE
Commercial Real Estate

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OFFERING MEMORANDUM

626 ENTERPRISE AVE.

Kitimat, BC V8C 2E4

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

626 ENTERPRISE AVE.

Kitimat, BC V8C 2E4

626 Enterprise Ave., is a flex property, totaling 8,980 square feet and situated on a 0.37-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

Kitimat, British Columbia

Kitimat, British Columbia, is a small community located in the northwestern part of the province, nestled in the Kitimat Valley and surrounded by the Coast Mountains. Known for its picturesque landscapes, Kitimat offers a unique blend of industrial prowess, natural beauty, and cultural richness. Kitimat is primarily recognized for its strong industrial base. Additionally, Kitimat is a key player in the energy sector, with the LNG Canada project, a major liquefied natural gas export facility, set to bolster the region's economic landscape and create numerous jobs. The town is a gateway to outdoor adventures, including fishing, boating, hiking, and skiing. The Kitimat River and Douglas Channel are popular for their world-class fishing opportunities, particularly for salmon and trout. The nearby Mount Elizabeth and the Kitlope Heritage Conservancy offer breathtaking hiking trails and wildlife viewing. Kitimat also boasts several parks and recreational facilities, making it an attractive destination for nature enthusiasts. Kitimat's cultural scene is a reflection of its diverse population and rich history. The town has a strong Indigenous presence, with the Haisla Nation playing a vital role in the community's cultural fabric. Community events, such as the annual Kitimat Chamber of Commerce Fish Derby and the Haisla Nation's cultural celebrations, highlight the town's vibrant community spirit. In summary, Kitimat, BC, is a town where industry, natural beauty, and cultural heritage coexist, offering a unique experience for residents and visitors alike.



DEMOGRAPHIC SUMMARY

KITIMAT, BC

POPULATION

Kitimat

8,236

State: British Columbia 5,646,467

MEDIAN AGE

Kitimat

41.7 Years

State: British Columbia 40.6 Years

MEDIAN HOUSEHOLD INCOME

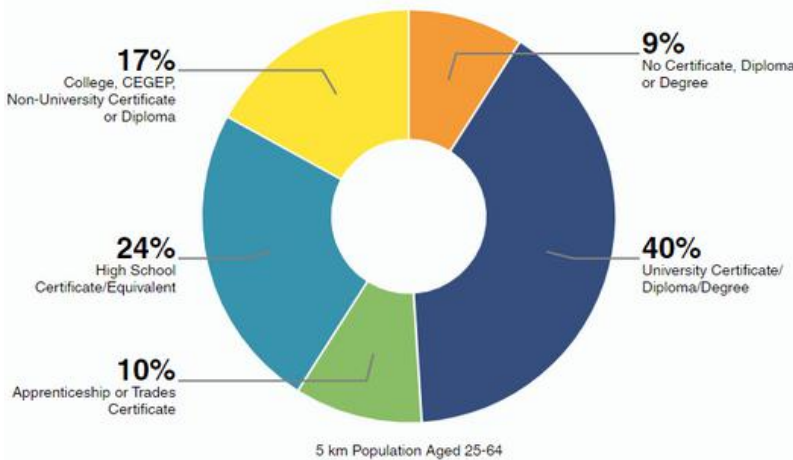
Kitimat

\$103,000

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

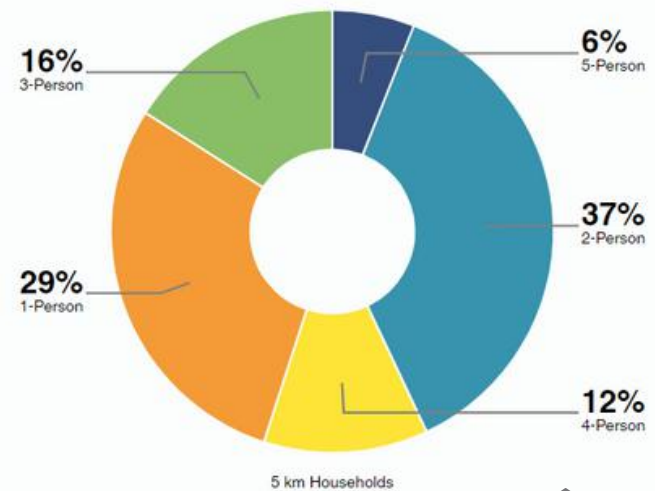
	2 km	5 km	10 km
Population 2023	875	7,570	8,471
Total Households	385	3,236	3,597
Avg Household Size	2.3	2.4	2.4
Avg Household Income	\$127,905	\$126,500	\$128,630

ECONOMIC INDICATORS

7.2% Port Alberni Unemployment Rate

6.32% Canada Unemployment Rate

HOUSEHOLDS



Kitimat
3,605

State: British Columbia 2,041,830



Average Household Size



LOCATION OVERVIEW



AIRPORT PROXIMITY

Northwest Regional Airport (YXT)

The Northwest Regional Airport is located approximately 57 kilometers north of Kitimat, near 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 200 kilometers west of Kitimat, 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 Kitimat, Smithers Regional Airport provides additional flight options, mainly connecting to Vancouver. It serves as a secondary airport for travelers in the region.

Kitimat's Heliports

Kitimat also has several heliports that primarily support industrial activities. These heliports are used for transporting workers and equipment to remote job sites. Helicopter services in Kitimat also cater to tourism, offering scenic flights over the stunning coastal and mountainous landscapes, as well as access to remote fishing and hiking locations.



HIGHWAY ACCESS

Highway 37 runs north-south, connecting Kitimat to Terrace, which is approximately 60 kilometers to the north. From Terrace, Highway 37 continues north, eventually linking with the Alaska Highway, providing access to northern British Columbia and the Yukon Territory. South of Kitimat, Highway 37 connects with the Stewart-Cassiar Highway, which extends southward and provides access to the coastal town of Stewart and the border with Alaska. This route offers scenic drives and access to various outdoor recreational opportunities.

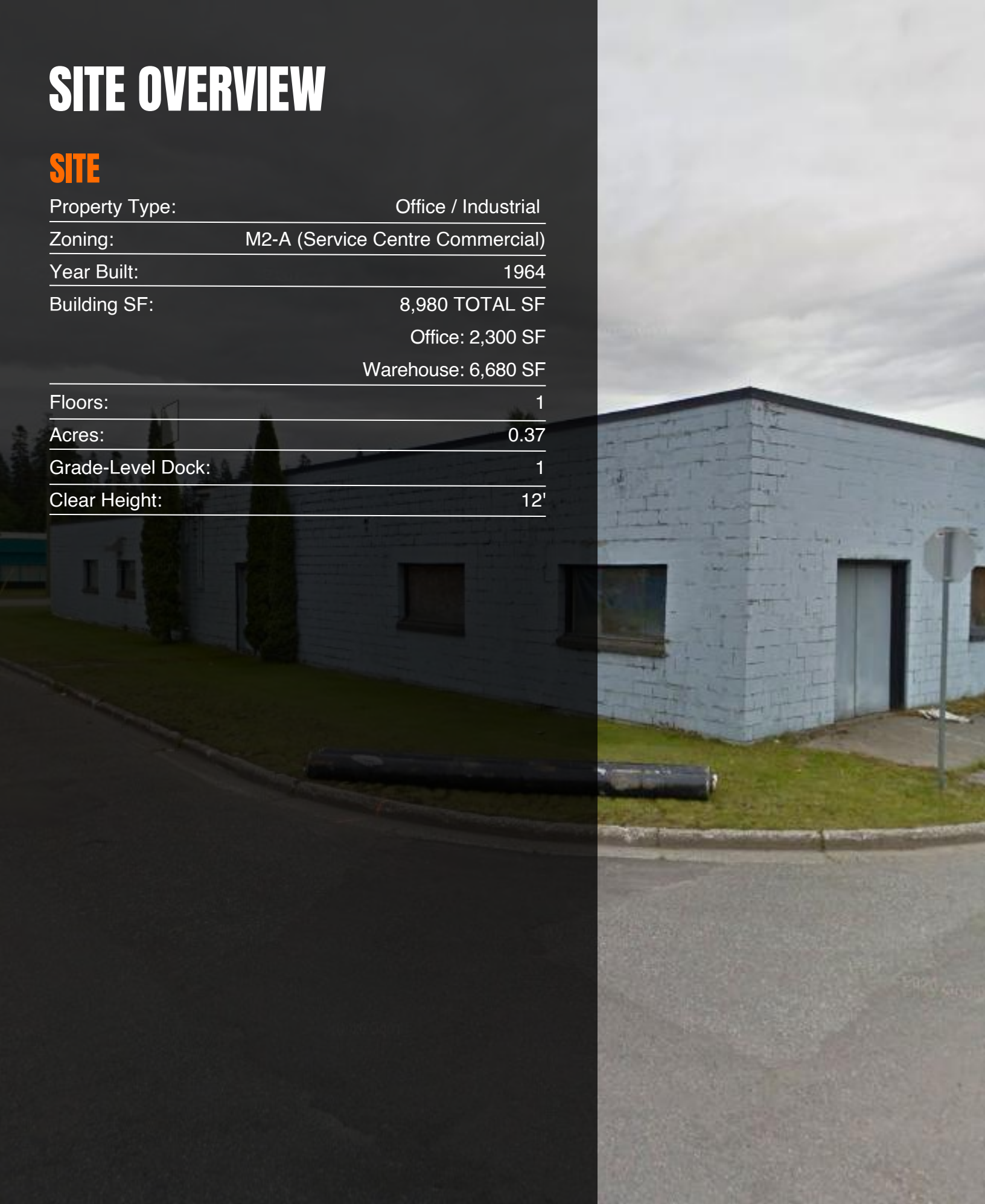
Local Roads and Access

Within Kitimat, a network of well-maintained local roads provides access to residential areas, industrial zones, and recreational sites. Key local roads include Haisla Boulevard, which runs through the town and connects to the main industrial areas, and Nalabila Boulevard, providing access to residential neighborhoods and amenities.

SITE OVERVIEW

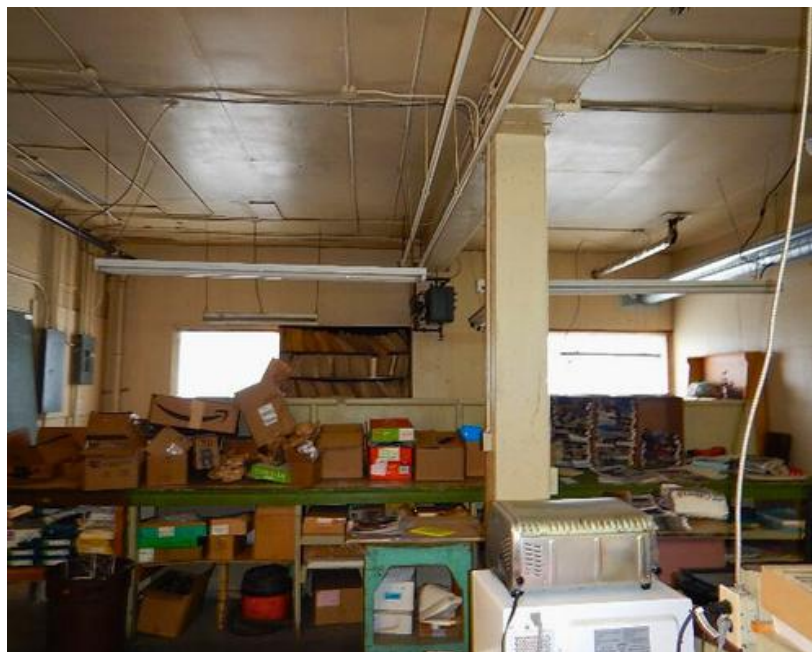
SITE

Property Type:	Office / Industrial
Zoning:	M2-A (Service Centre Commercial)
Year Built:	1964
Building SF:	8,980 TOTAL SF Office: 2,300 SF Warehouse: 6,680 SF
Floors:	1
Acres:	0.37
Grade-Level Dock:	1
Clear Height:	12'



PARCEL OVERVIEW







5X TOP SALES
POWER
BROKER

BELLCORNERSTONE
Commercial Real Estate

2019 2020 2021
2022 2023

BELLCORNERSTONE
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**We Sell BIG
Buildings. FAST.**



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