



1455 Bellevue Ave #200,
West Vancouver, BC V7T 1C3

MIDTOWN APARTMENTS

1260 Kingfisher Avenue | Ktimat, British Columbia
R3-A Multi-Family Residential Complex - 30 Units



DK
GROUP

Denise Salmon

Personal Real Estate Corporation
604-612-7523 | denise@dkgroup.ca

Chris Kiska

Sales Representative
778-751-9926 | kiskachris@gmail.com

Location Overview

Kitimat, a district municipality in the North Coast region of British Columbia, Canada, is home to one of the most significant industrial developments in the area: LNG Canada. This ambitious project aims to export Canadian natural gas to Asian markets, positioning Canada as a key player in the global LNG industry. The LNG Canada project is expected to generate substantial economic benefits, including a major boost in local employment opportunities.

The development of LNG Canada will create thousands of jobs during both the construction phase and ongoing operations. These positions span a wide range of skill levels, from engineering and technical roles to construction and operational staff. The project not only promises to enhance job prospects in Kitimat but also supports broader economic growth throughout the region. Local businesses and services will likely see increased demand as a result of the influx of workers and their families.

In addition to its economic impact, LNG Canada has the potential to significantly reduce global greenhouse gas emissions by providing cleaner energy alternatives. This contributes to global efforts to improve air quality and address climate change. Overall, LNG Canada represents a transformative opportunity for Kitimat, driving both economic development and environmental progress.

Map of British Columbia, Canada



Economic Overview



Population (2024): 9,000 +/-



Median Household Income
\$103,000



Zoning and Redevelopment
Commercial R3-A
Multi-Family Residential



Demographics
Median Age: 42.4
Unemployment Rate 9.4%



Economic Growth
Total Labour Force: 4,165

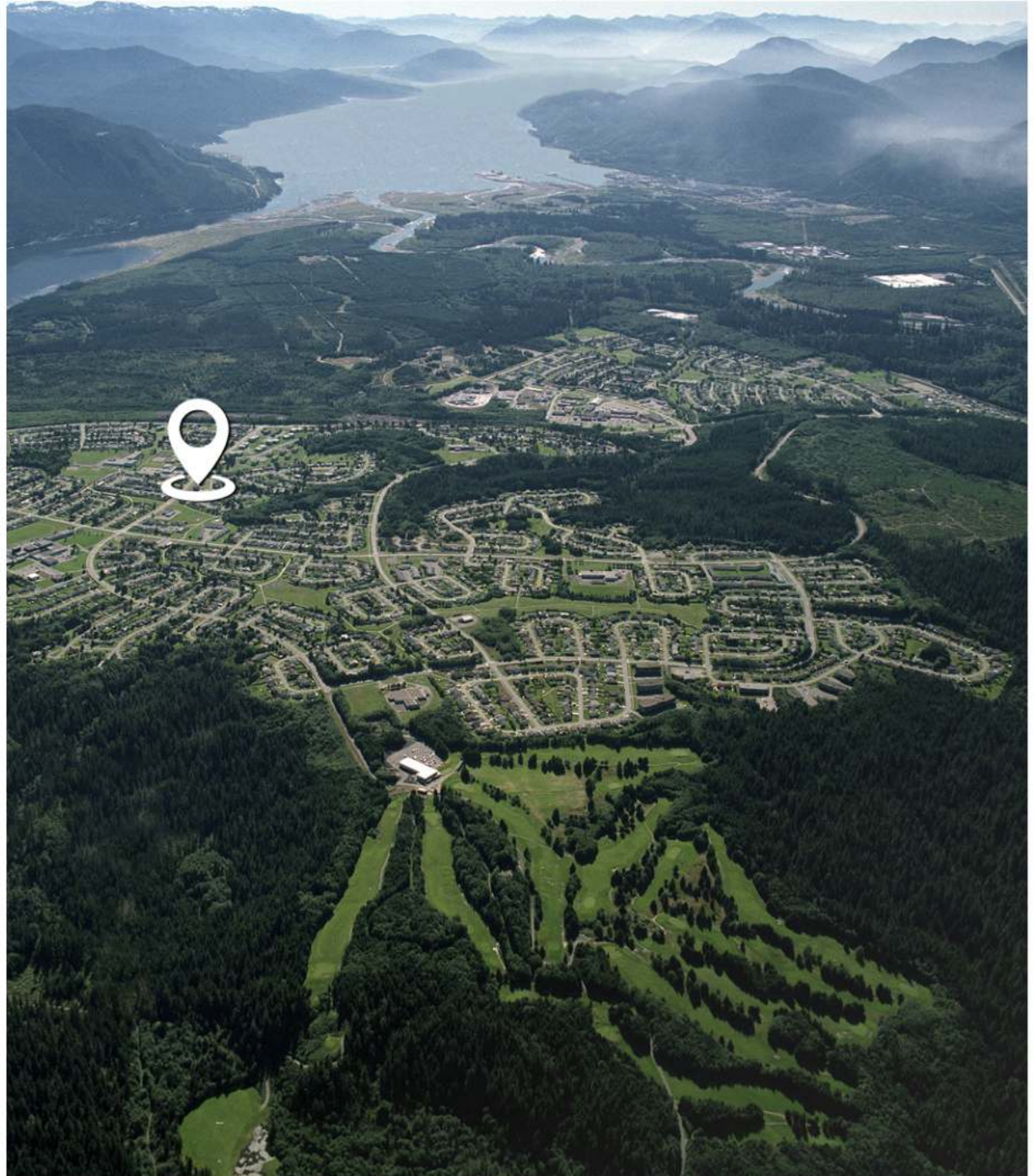


Number of Renters 850
Number of Home Owners 2,755



Local Industry:
Rio Tinto Aluminum (1954)
LNG Canada Facility (2012)

Ariel View of Kitimat, BC



Property Information

Building A

Address: 1240 Kingfisher Avenue

Building B

Address: 1250 Kingfisher Avenue

Building C

Address: 1260 Kingfisher Avenue

PID: 012-092-886

Legal Description: BLOCK 60 DISTRCT
LOTS 6042 AND 6043 RANGE 5 COAST
DISTRICT PLAN 3394

Highlights

This well-maintained property offers electric stoves and fridges in all suites, with appliances replaced as needed (last updated around 2006). Coin-operated washer and dryer located on the ground floor. Approximately 15 suites come fully furnished. A strict no-smoking and no-pet policy helps maintain a clean and safe living environment.

The owner/manager ensures efficient snow clearing, contributing to 31+ years without fires, break-ins, or WorkSafe BC claims and just one insurance claim in 33 years, highlighting exceptional management.

Offered at (LP) \$4,500,000

MLS: C8065383



Midtown Apartments

Gross Floor Area: 9,600 Sq. Ft. per building (28,800 sq ft total)

Land Size: 62,509 Sq. Ft. / 1.435 Acres

Zoning: Commercial R3-A Multi-Family Residential

Interest in Land: Freehold (Property Tax 2024: \$7,191)

Year Built: Circa 1957

Building Type: Low Rise (2-4 storeys)

Rentable Units: 30 (15 suites fully furnished)

Internet: Prewired for Telus Fibre Optic and Citywest Cable

Heating: Boiler with hot water baseboard radiators (new in 2006)

Plumbing: PEX piping throughout (installed in 2012), no polybutylene piping

Electrical: Copper wiring, 60 Amp service to each suite, individual breaker panels

Roof: SBS torch-on roof (installed in 2014; no leaks)



Midtown Apartments - 30 Unit Complex
Exterior Views

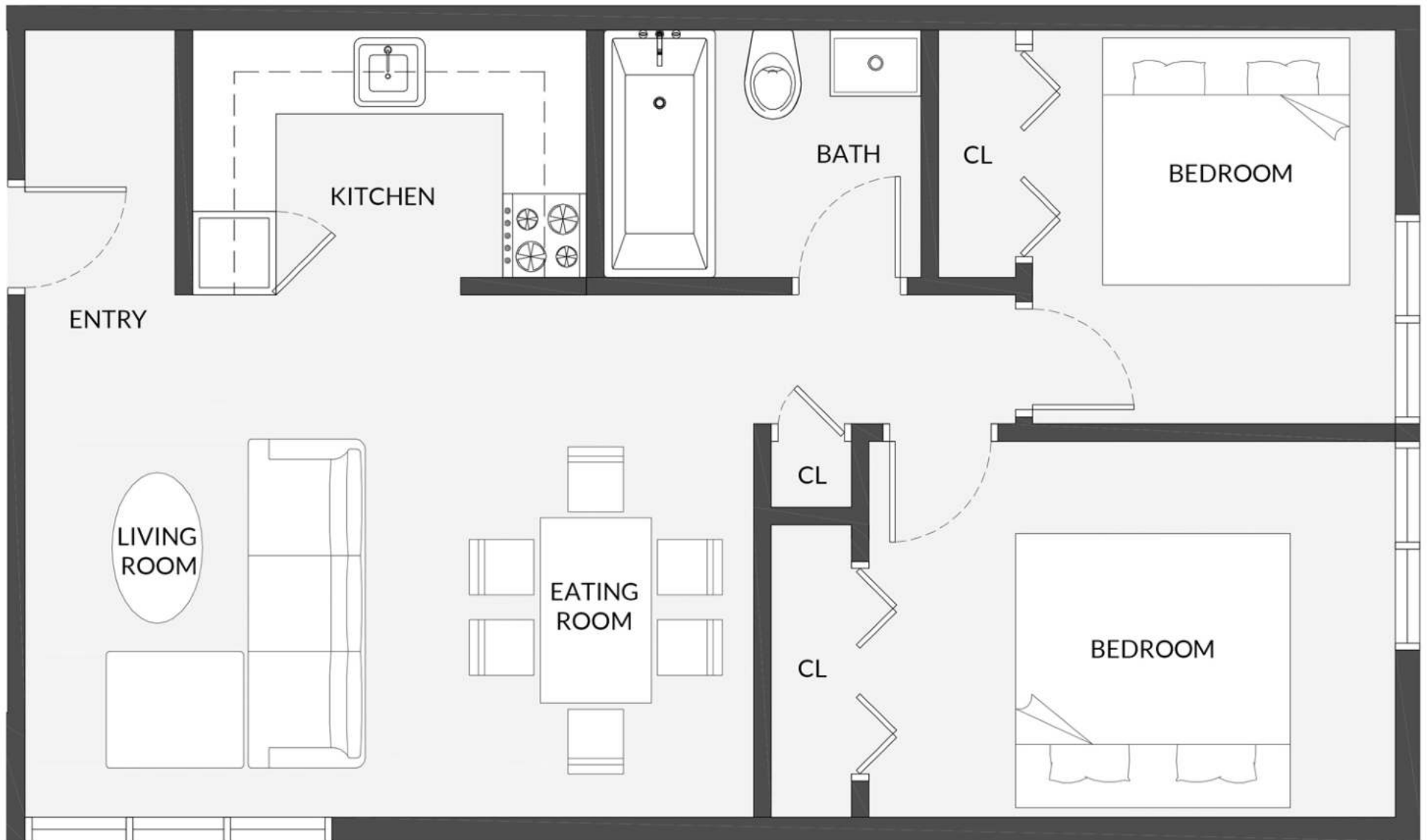


Total Floor Area: 9600 Sq. Ft

Levels: 3 (half basement + 2 above-grade floors)

Midtown Apartments - 30 Unit Complex

Typical Overall Floor Plan



Unit Floor Area: 617 Sq. Ft

Midtown Apartments - 30 Unit Complex
Typical 2-Bedroom Layout



Midtown Apartments - 30 Unit Complex
Interior Views



Midtown Apartments - 30 Unit Complex
Interior Views



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