FOR SALE

4804 Graham Avenue

Terrace, BC

—

Medium Density Development Site on a 1.42 Acre Corner Lot

PROPERTY HIGHLIGHTS

- Only a 5-min walk to Downtown Terrace
- 10-min drive to Northwest Terrace Regional Airport
- Neighbouring the new Mills Memorial Hospital

Dan Schulz*
778.999.5758
dan@bcapartmentinsider.com

* Personal Real Estate Corporation

Chris Winckers
778.828.9763
chris.winckers@macdonalcommercial.com

BC APARTMENT INSIDER

Macdonald COMMERCIAL

4804 GRAHAM AVENUE

Terrace, BC

THE OPPORTUNITY

To acquire a 1.4 acre medium density development site situated on a corner lot in Terrace, BC. The property neighbours the new Mills Memorial Hospital and offers convenient access to Highway 16.

LOCATION

The subject property is located on the northwest corner of Graham Avenue and Eby Street.In addition to neighbouring Mills Memorial Hospital, the property also neighbours École Jack-Cook, a French language-based elementary school. Terrace's downtown is about a 5 minute drive. Several shops and services can be found en route, including Skeena Mall (Save-On Foods, Winners, Sportchek, etc.) and Safeway. Northwest Terrace Regional Airport is about a 10-minute drive from the property and offers flights to Prince George and Vancouver.

PROPERTY DETAILS

CIVIC ADDRESSES
4804 Graham Avenue, Terrace, BC

LEGAL DESCRIPTION
LOT 8, BLOCK 8, PLAN PRP3154, DISTRICT LOT 611, RANGE 5, COAST RANGE 5 LAND DISTRICT.

PID
012-334-570

ZONING
R4 (Medium Density Multi-Family Residential)

SITE AREA
61,855 SF (1.42 Acres)

GROSS TAXES 2023
$4,043.45

TENURE
Property to be delivered free and clear of all financial encumbrances

PRICE
Please Contact Agents

THE PROPERTY IS A RECTANGULAR CORNER LOT

Zoning
RM-4

Site Size
61,855 sq. ft. (**1.42**ac)

AERIAL VIEWS

North View

East View

South View

West View

TERRACE, BC

The City of Terrace and surrounding areas in the Regional District of Kitimat-Stikine continue to experience growth. This is evident with the construction of the new Mills Memorial Hospital and the proposed inland port and developments project.

Forestry continues to be one of the main industries in Terrace, with mining and tourism also playing key economic roles.

LNG CANADA

The Kitimat LNG project is a major liquefied natural gas (LNG) development located in Kitimat, British Columbia, Canada. Spearheaded by LNG Canada, a joint venture comprising Shell, PetroChina, KOGAS, and Mitsubishi Corporation, the project involves the construction of a terminal for processing and exporting LNG sourced from abundant natural gas reserves in Western Canada. The facility includes liquefaction trains, storage tanks, and marine infrastructure for shipping LNG to global markets. With significant investments and support from both the Canadian government and local communities, the Kitimat LNG project represents a substantial step in Canada's ambition to become a key player in the global LNG market, contributing to economic growth and energy diversification efforts.

Total Population
12,017

Number of Renters
2,300

Median Household Income
$83,000

Number of Home Owners
4,500

Median Age
38.4

Source: terrace.ca

AMENITIES

RESTAURANTS/CAFES

1. Polly's Cafe
2. A&W Canada
3. Trishan Food Market
4. Boston Pizza
5. Denny's
6. Macdonald's
7. Pita Pit
8. Starbucks
9. Ninja Japanese & Korean Cuisine
10. Blue Fin Sushi Bar
11. The Skeena Bar
12. Tim Horton's

SHOPPING & SERVICES

1. Walmart Supercentre
2. Safeway
3. Shoppers Drug Mart
4. Canadian Tire
5. Save-On-Foods
6. New Mills Memorial Hospital

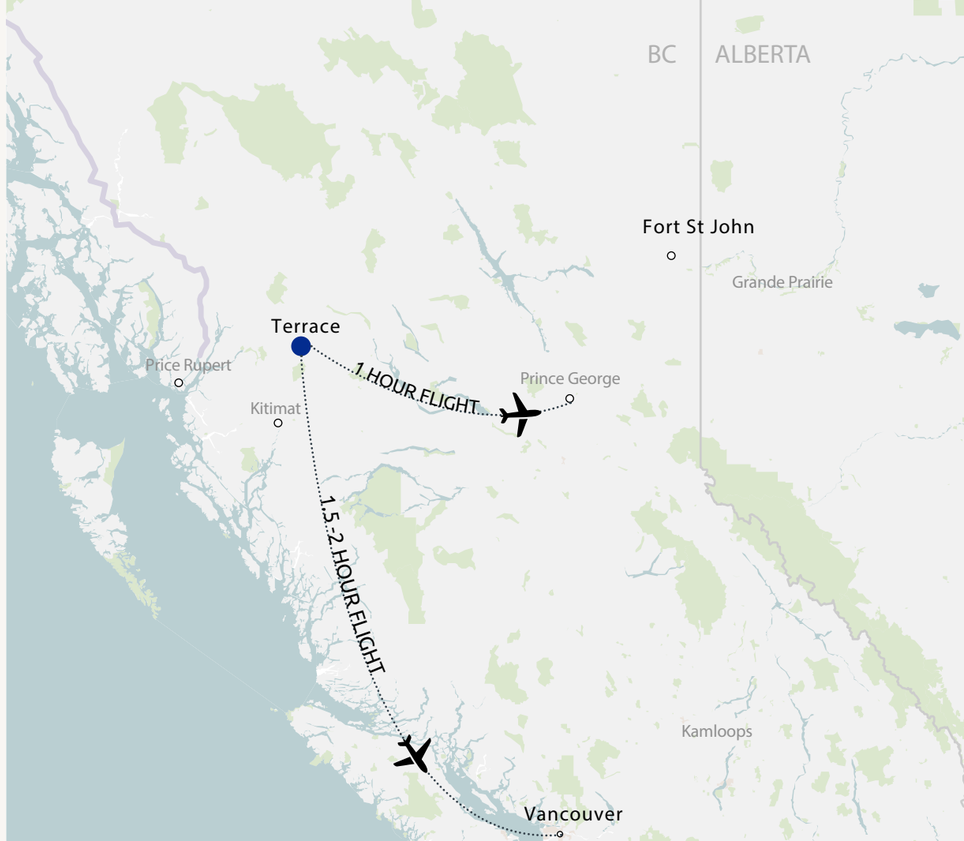
SCHOOLS

A. École Jack-Cook
B. Cassie Hall Elementary
C. Skeena Middle School Terrace
D. Veritas Catholic

6 MILLS MEMORIAL HOSPITAL

The Mills Memorial Hospital Redevelopment Project will result in a new 284,500 square foot acute care hospital and integrated services facility. This hospital will support Terrace, its surrounding areas, and communities such as Haida Gwaii, Stuart Lake, and Dease Lake. The current hospital serves as the northwestern education hub and satellite for the University of British Columbia Northern Medical Program. The project is scheduled for completion in 2026, with an estimated cost of $622.6 million.

Source: Infrasctucture BC



FOR MORE INFORMATION, PLEASE CONTACT:

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1827 W 5th Ave, Vancouver, BC V6J 1P5
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