



IPG

STONEHAUS
REALTY

FOR SALE

PROPERTIES WITH BUSINESSES

3110 KALUM ST, 1211-2607 PEAR ST

TERRACE

900 2 AVENUE W

PRINCE RUPERT

DETAILS

CIVIC ADDRESSES

102-3110 Kalum Street, Terrace, BC
1211-2607 Pear Street, Terrace, BC
900 2nd Ave W, Prince Rupert, BC

PIDS

023-957-867
014-950-286
013-995-464

ZONINGS

C7 - Downtown Cultural Zone
R4 - Multi-Family Residential Zone
C3- Service Commercial Zone

LAND SIZES

41,077 sqft.
12,500 sqft.

BUILDING SIZES

9,840 sqft.
Unit Size: 790 sqft.

CURRENT USAGES

Bottle Depot
Employee Residence
Bottle Depot

PRICE

\$5,000,000

OPPORTUNITY

Iconic Properties Group is pleased to present the unique opportunity to acquire a highly-profitable bottle depot business with multiple locations and strong clientele. The available 53,577 of total land has massive investment potential and can be leased out to generate additional income. With over \$1.8 million in sales in 2022, this property has full-time managers and employees at each location, and employee housing in Terrace, BC.

BUSINESS DETAILS



BUSINESS PROFITS	\$134,287 (2021) \$184,920 (2022) \$173,120 (2023)
TOTAL PROFITS	\$492,327 (2021-2023)
AVERAGE PROFITS	Past 3 years = \$164,109 Past 2 years = \$179,020

PROVEN SUCCESS!

With over 1.8 million in sales achieved in 2022 alone, these bottle depots stand as cornerstones of prosperity. This track record reflects unwavering dedication and impeccable management.

Return-it is a network of bottle depots in British Columbia operated by Encorp Pacific. These depots serve as collection centers for beverage containers that can be returned for recycling for deposit feeds.

TERRACE BOTTLE DEPOT

Nestled on 0.943 acres of prime C-7 zoned property, the Terrace Bottle Depot boasts a 9,840 sqft. building, a testament to their commitment to efficient operations. What's more, an included apartment unit serves as convenient employee housing, ensuring seamless operations.

PRINCE RUPERT BOTTLE DEPOT

Dive into the potential of the Prince Rupert Bottle Depot, situated on a well-located 12,500 sqft C-3 zoned property. The expansive space opens doors to versatile possibilities, perfectly aligned with your business vision.

UNLEASH POTENTIAL...

Unleash the untapped potential of your investment. Both properties provide the prospect of generating extra income by leasing out select portions, further enriching your business ventures.



WAREHOUSE INTERIOR



WAREHOUSE INTERIOR

TERRACE



SORTING STATION



WAREHOUSE INTERIOR



BUILDING EXTERIOR



BUILDING EXTERIOR



FRONT DESK

PRINCE RUPERT



WAREHOUSE INTERIOR



WAREHOUSE INTERIOR



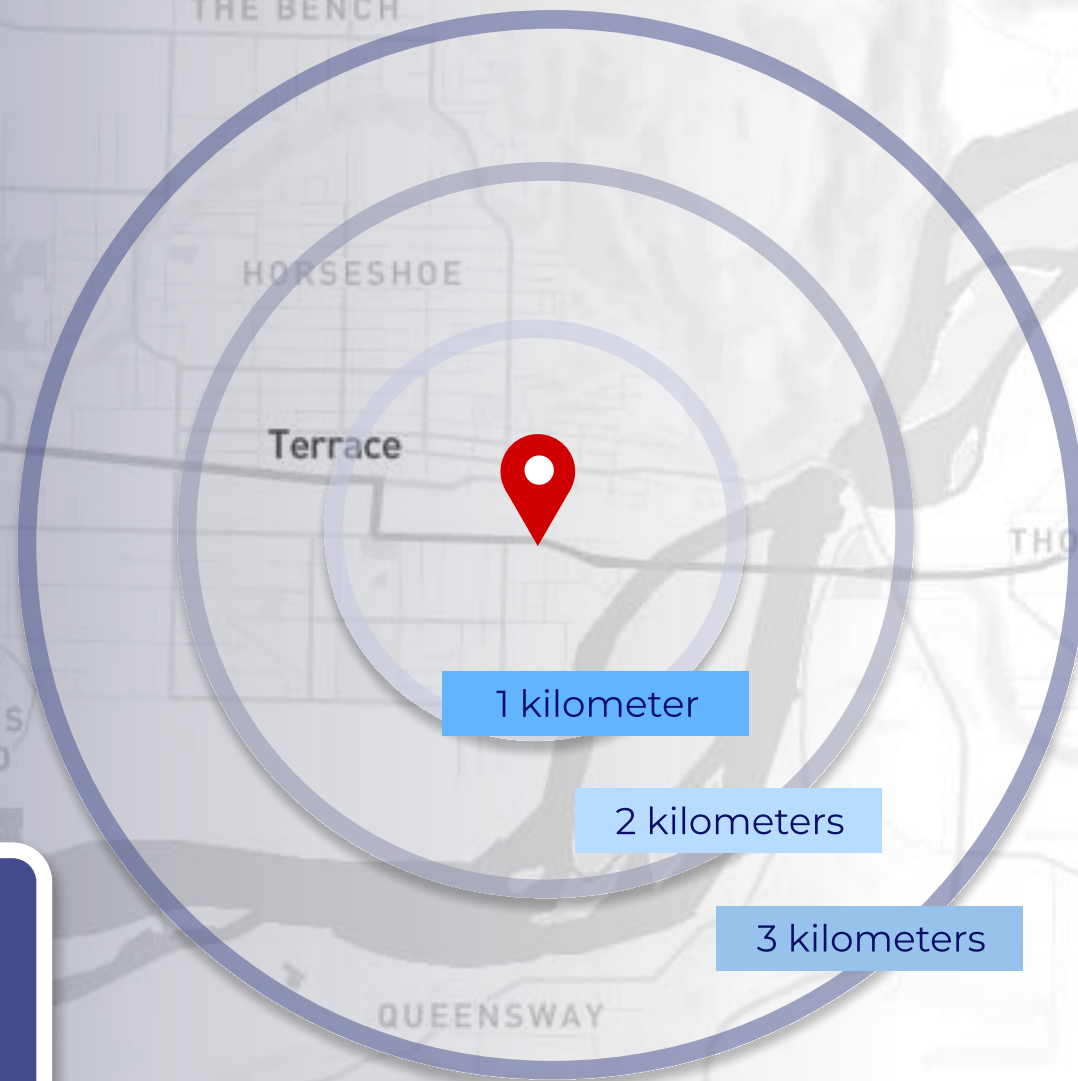
WAREHOUSE INTERIOR

DEMOGRAPHICS

The City of Terrace is nestled in the heart of Northwestern BC and supports around 12,299 residents and neighbouring communities engaged in work, leisure, and business activities. Terrace is the largest community in the Regional District of Kitimat-Stikine, encompassing an overall area of encompassing 107,000 km².

The two properties in Terrace are a 4-minute drive apart from one another, and they are in proximity to a variety of nearby shops, restaurants, and services, including McDonald's, Tim Hortons, Starbucks, Safeway, Staples, and more! Additionally, access to the Yellowhead Hwy is less than a 2-minute drive from either property location.

This property on 3110 Kalum St is in a C7 Downtown Cultural Zone, meaning it can accommodate a variety of potential uses, including but not limited to smaller-scale commercial uses and multi-family residential uses



	1 km	2 km	3 km
Population (2023)	3,466	9,055	13,346
Population (2025)	3,554	9,243	13,672
Projected Annual Growth (2024-2025)	2.54%	2.54%	2.44%
Median Age	36.3	38.3	39.0
Average Household Income (2024)	\$93,143.08	\$110,183.82	\$118,6243.16
Average Persons Per Household	2	2	2

NEARBY AMENITIES

TERRACE, BC

FOOD & DRINK

- | | | | |
|---|--------------|---|------------------|
| 1 | McDonald's | 5 | Dairy Queen |
| 2 | A&W | 6 | Mr MIKES |
| 3 | Tim Horton's | 7 | The Fairlie Cafe |
| 4 | Starbucks | 8 | Subway |
| 5 | Boston Pizza | | |

SHOPS & SERVICES

- | | | | |
|---|-------------|---|---------------------|
| 1 | 7-Eleven | 6 | Shopper's Drug Mart |
| 2 | Winners | 7 | Save-on-Foods |
| 3 | Skeena Mall | 8 | Anytime Fitness |
| 4 | Staples | | |
| 5 | Safeway | | |

DEMOGRAPHICS

Established in 1910, Prince Rupert is a history-laden region. Now known as the Prince Rupert Harbour, this area has served as a crossroads of trade for Indigenous communities since ancient times. With around 14,000 residents, the port has seamlessly expanded this tradition to a global platform.

This property is close to an array of nearby shops, restaurants, and services as well, with many of the amenities less than a 5-minute walk from the property. Furthermore, the property has direct access to Yellowhead Hwy, for easy and convenient transport of materials, supplies, and resources.

Prince Rupert
Harbour



1 kilometer

2 kilometers

3 kilometers

Kaien Island

	1 km	2 km	3 km
Population (2023)	3,869	8,314	11,677
Population (2028)	3,992	8,578	12,034
Projected Annual Growth (2024-2025)	3.18%	3.17%	1.53%
Median Age	40.2	41.3	40.9
Average Household Income (2024)	\$102,683.93	\$119,542.25	\$122,633.25
Average Persons Per Household	2	2	2

NEARBY AMENITIES

FOOD & DRINK

- 1 Starbucks
- 2 Sukoshi
- 3 Pho 88
- 4 Tim Hortons
- 5 OV Burger Bar
- 6 Subway
- 7 P&P Steak and Pasta

SUBJECT PROPERTY

SHOPS & SERVICES

- 1 Chevron
- 2 Scotiabank
- 3 Save on Foods
- 4 Walmart
- 5 Shoppers Drug Mart
- 6 Anytime Fitness
- 7 RBC Bank
- 8 The Salvation Army Thrift Store

Khash Raeisi*

Founder

P: 778-987-7029

E: khash@iciconic.com

*Personal Real Estate Corporation

Sukhman Virk

Associate

P: 604-649-5482

E: sukhman@iciconic.com

Office

P: 778-819-2776

E: contact@iciconic.com

W: www.iciconic.com

IPG

STONEHAUS
REALTY

**ICONIC
PROPERTIES
GROUP**

Coquitlam Office

1126 Austin Avenue,
Coquitlam, BC
V3K3PS

South Vancouver Office

7235 Fraser Street
Vancouver, BC
V5X 1R7

NOTHING BUT ICONIC

Copyright © 2024 Iconic Properties Group by Stonehaus Realty. This document has been prepared by Iconic Properties Group for advertising and general information only. Iconic Properties Group makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Iconic Properties Group excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Iconic Properties Group and/or its licensor(s).

Copyright © 2024 Iconic Properties Group by Stonehaus Realty.