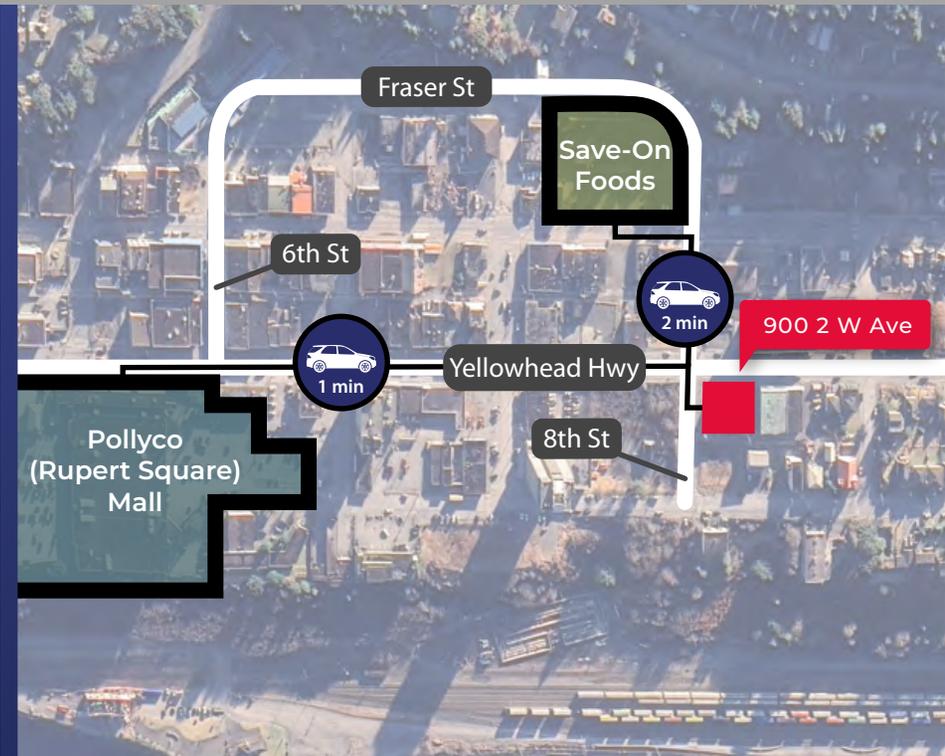
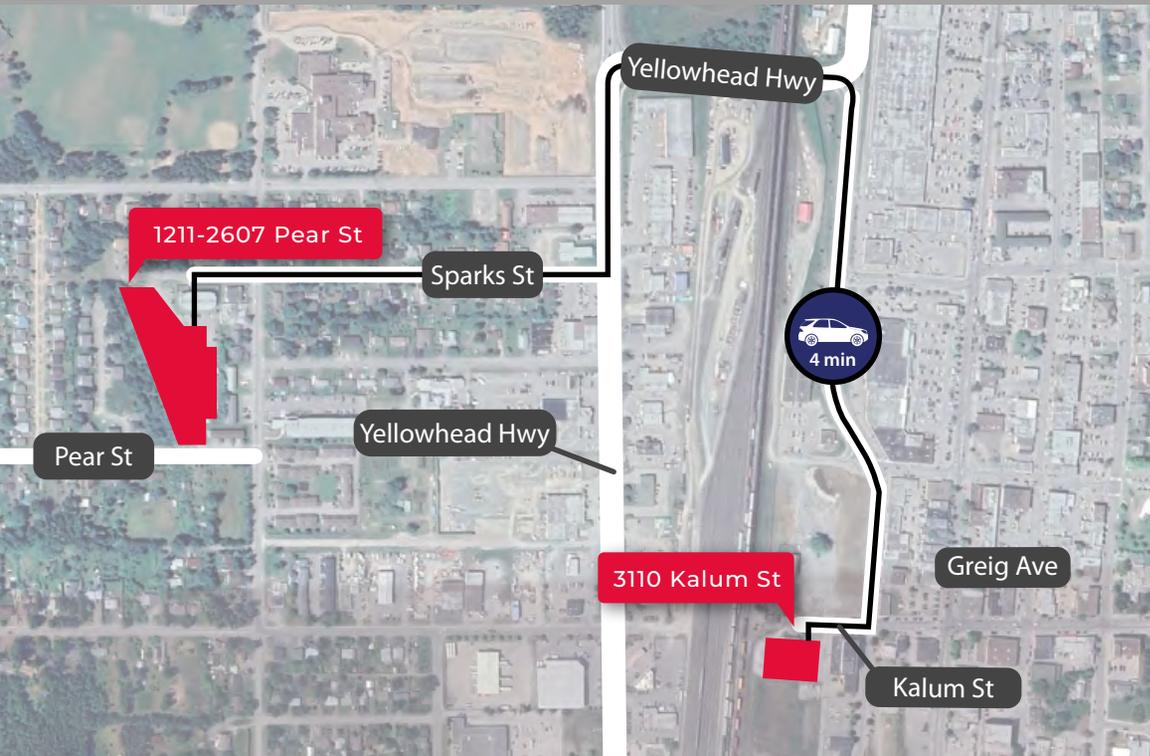


**3110 KALUM ST & 1211-2607 PEAR ST, TERRACE, BC**  
**900 2 AVENUE W, PRINCE RUPERT, BC**



***FOR SALE***  
***Properties with Business***





# OPPORTUNITY

Iconic Properties Group is pleased to present the unique opportunity to acquire a highly-profitable bottle depot business with multiple locations and a strong clientele. The available 53,577 sqft 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.

For more information and inquiries, please contact the Listing Agent to not miss out on this exceptional investment opportunity!



# DETAILS



<b>CIVIC ADDRESSES</b>	<ul style="list-style-type: none"> <li>● 102-3110 Kalum St, Terrace, BC</li> <li>● 1211-2607 Pear St, Terrace, BC</li> <li>● 900 2nd Ave W, Prince Rupert, BC</li> </ul>
<b>ZONINGS</b>	<ul style="list-style-type: none"> <li>● C7 - Downtown Cultural Zone</li> <li>● R4 - Multi-Family Residential Zone</li> <li>● C3 - Service Commercial Zone</li> </ul>
<b>PIDS</b>	<ul style="list-style-type: none"> <li>● 023-957-867</li> <li>● 014-950-286</li> <li>● 013-995-464</li> </ul>
<b>LAND SIZES</b>	<ul style="list-style-type: none"> <li>● 41,077 sqft</li> <li>● 12,500 sqft</li> </ul>
<b>BUILDING SIZES</b>	<ul style="list-style-type: none"> <li>● 9,840 sqft</li> <li>● Unit Size: 790 sqft</li> </ul>
<b>CURRENT USAGES</b>	<ul style="list-style-type: none"> <li>● Bottle Depot</li> <li>● Employee Residence</li> <li>● Bottle Depot</li> </ul>
<b>PROPERTY TAXES</b>	<ul style="list-style-type: none"> <li>● \$19,897.73</li> <li>● \$1,229.07</li> <li>● \$8,841.60</li> </ul>
<b>PRICE</b>	\$5,000,000

# BUSINESS DETAILS



Return-It is a network of bottle depots in British Columbia, Canada, operated by Encorp Pacific. These depots serve as collection centers for beverage containers that can be returned for recycling and refunding for deposit fees.

### 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.

<b>BUSINESS PROFITS</b>	\$134,287 (2021) \$184,920 (2022) \$173,120 (2023)
<b>TOTAL PROFITS</b>	\$492,327 (2021-2023)
<b>AVERAGE PROFITS</b>	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.

### 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.

# SITE PHOTOS

# TERRACE, BC



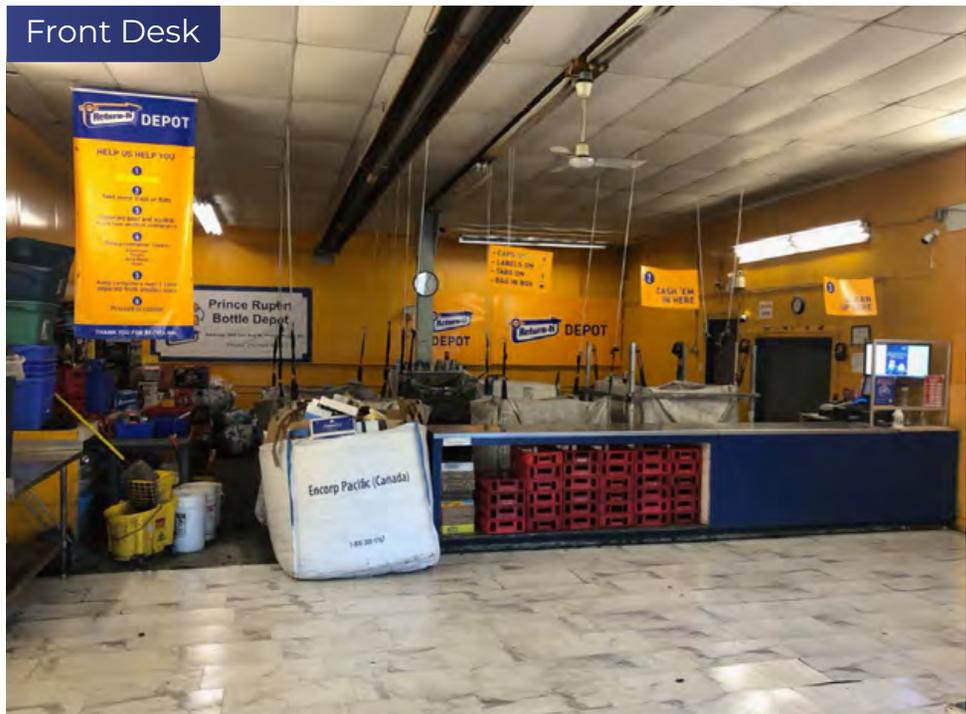
# SITE PHOTOS

# PRINCE RUPERT, BC

Building Exterior



Front Desk



Warehouse Interior



Warehouse Interior



Warehouse Interior



# DEMOGRAPHICS

# TERRACE, BC



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 km<sup>2</sup>.

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.

Distance	1 km	2 km	3 km
<b>Population</b> (2023)	3,466	9,055	13,346
<b>Population</b> (2025)	3,554	9,243	13,672
<b>Projected Annual Growth</b> (2023 - 2025)	2.54%	2.54%	2.44%
<b>Median Age</b>	36.3	38.3	39.0
<b>Average Household Income</b> (2023)	\$93,143.08	\$110,186.82	\$118,624.16
<b>Average Persons Per Household</b>	2.3	2.4	2.4

# NEARBY AMENITIES



## FOOD & DRINK

- 1 A&W Canada
- 2 McDonald's
- 3 Tim Hortons
- 4 MR MIKES Steakhouse Casual
- 5 Starbucks
- 6 White Spot Terrace
- 7 Dairy Queen Grill & Chill

## SHOPS & SERVICES

- 1 Mills Memorial Hospital
- 2 Skeena Mall
- 3 Staples
- 4 Terrace Inn Liquor Store
- 5 Safeway Terrace Shopping Centre
- 6 Mobil
- 7 Shoppers Drug Mart

## PARKS & RECREATION

- 1 Elks Park
- 2 George Little Park
- 3 Terrace & District Aquatic Centre

## EDUCATION

- 1 Cassie Hall Elementary
- 2 Suwilaawks Community School
- 3 Centennial Christian School

# PRINCE RUPERT, BC

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.

This property is in a C-3 Service Commercial Zone, which accommodates retail use, cannabis retail use, office use, service commercial use, and more!



Distance	1 km	2 km	3 km
<b>Population</b> (2023)	3,869	8,314	11,677
<b>Population</b> (2025)	3,992	8,578	12,034
<b>Projected Annual Growth</b> (2023 - 2025)	3.18%	3.17%	3.06%
<b>Median Age</b>	40.2	41.3	40.9
<b>Average Household Income</b> (2023)	\$102,683.93	\$119,542.25	\$122,633.25
<b>Average Persons Per Household</b>	2.3	2.4	2.4

# NEARBY AMENITIES



## FOOD & DRINK

- 1 Cowpuccino's Coffee House
- 2 Starbucks
- 3 Sukoshi
- 4 Pho 88
- 5 Subway
- 6 Tim Hortons
- 7 OV Burger Bar

## SHOPS & SERVICES

- 1 Petro-Canada
- 2 Kaien Office Essentials
- 3 The Salvation Army Thrift Store
- 4 Safeway Prince Rupert
- 5 Chevron
- 6 Walmart
- 7 Save-On-Foods

## PARKS & RECREATION

- 1 Museum of Northern British Columbia
- 2 Service Park
- 3 Prince Rupert Golf Club

## EDUCATION

- 1 Lax Kxeen Elementary School
- 2 Prince Rupert Middle School
- 3 Ecole Roosevelt Elementary School

# Khash Raeisi\*

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IPG

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NOTHING BUT ICONIC

*\*Personal Real Estate Corporation*