

FOR SALE

ALBATROSS PROPERTIES – 1339 ALBATROSS AVENUE, KITIMAT, B.C.

VACANT STAFF-HOUSING OPPORTUNITY IN BC'S ENERGY HUB



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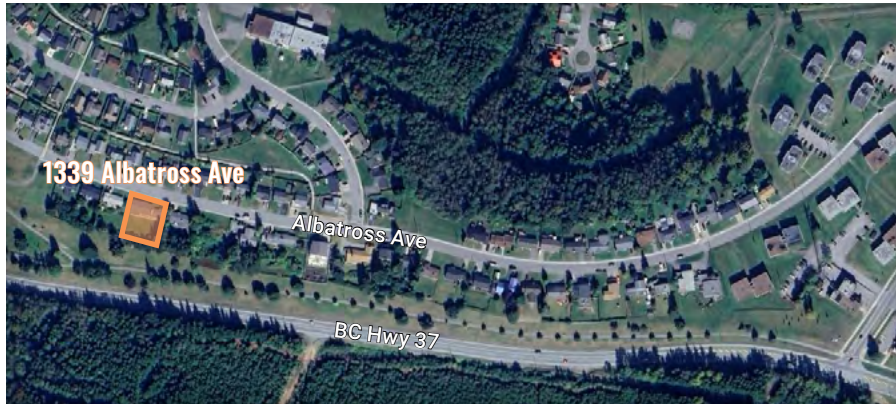
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Marcus & Millichap

OPPORTUNITY

Marcus & Millichap is pleased to present the opportunity to acquire 1339 Albatross Avenue in Kitimat, B.C. (the Subject Property). With 8 bedrooms, the Subject Property is ideal for staff housing, group accommodation, or executive rentals. Centrally located minutes from LNG Canada, Rio Tinto, and the Coastal GasLink pipeline, the Subject Property provides turnkey housing infrastructure in a market driven by sustained industrial growth.

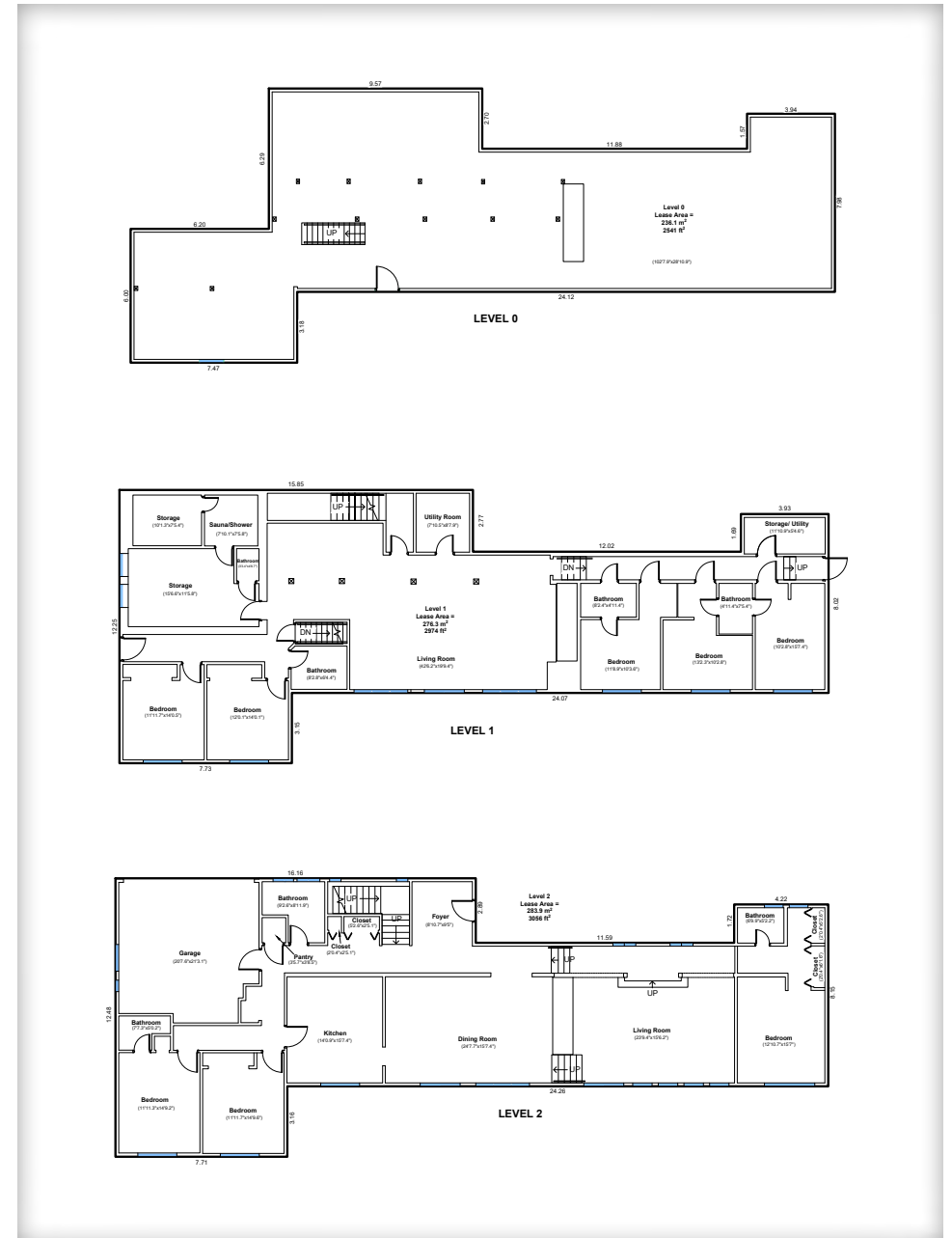


SALIENT DETAILS

Address	1339 Albatross Avenue, Kitimat, B.C.
PID	018-898-831
Legal Description	LOT 1 DISTRICT LOT 6037 RANGE 5 COAST DISTRICT PLAN PRP14117
Lot Size	22,730 SF
Building Size (Est.)	4,985 SF
Year Built	1969
Bedrooms	8-Bed
Zoning	R1-A - One Family - Detached
OCP Designation	Neighbourhood
2024 Property Taxes	\$3,910
Asking Price	\$885,000

*Purchaser to verify all measurements.

1339 ALBATROSS AVENUE, KITIMAT, B.C.





NOFRILLS
SHOPPERS DRUG MART
RBC
Tim Hortons
BMO
AGW **SUBWAY**

save on foods
MR MIKES
 Steakhouse Casual

1339 Albatross Ave

ALBATROSS AVE

HWY 37

HIGHLIGHTS

- # **HIGH BEDROOM COUNTS**
Ideal for contractor housing, executive rentals, or group accommodation.
- 🌊 **OCEAN VIEWS**
Elevated location with views of the Douglas Channel.
- 🔧 **TURNKEY INFRASTRUCTURE**
Multiple kitchens, lounge areas, and finished basements offer immediate functionality and repositioning potential.
- 📍 **PROXIMITY TO MAJOR PROJECTS**
Located near LNG Canada, Rio Tinto, and other megaprojects driving local population and housing demand.

KITIMAT OVERVIEW

Nestled at the head of the Douglas Channel in northwestern British Columbia, Kitimat is a strategically located port and industrial town known for its deep-sea shipping access and connection to global energy markets. The community has become a focal point for large-scale industrial development, notably the LNG Canada export facility and associated pipeline infrastructure, which represent one of the largest private sector investments in Canadian history.

With proximity to Prince Rupert (2.5 hours west) and Terrace (45 minutes north), Kitimat benefits from strong road, rail, and marine connections. The community supports a skilled workforce and is serviced by Northwest Regional Airport (YXT), offering direct flights to Vancouver.

Key industries include liquefied natural gas (LNG), aluminum production (Rio Tinto), forestry, and shipping. Ongoing investment in energy and infrastructure continues to drive population growth, demand for services, and housing needs.



LNG CANADA

HIGHLIGHTS



ASIA-PACIFIC LOCATION ON THE GREAT CIRCLE SHIPPING ROUTE



CONTRIBUTES APPROXIMATELY 11% OF B.C.'S MANUFACTURING GDP



SKILLED LABOUR FORCE WITH STRONG HOUSEHOLD INCOMES



YXT AIRPORT – DIRECT FLIGHTS TO VANCOUVER, VICTORIA, PRINCE GEORGE, AND PRINCE RUPERT



KITIMAT'S DOUGLAS CHANNEL FROM COGHLIN PARK



DEMOGRAPHICS

	Kitimat (5 KM)	Within 1-Hour Drive
Population	8,400	24,000
Households	3,600	10,000
Average Household Income	\$115,000	\$104,000
Population Growth (2018–2023)	5.1%	2.8%

MAJOR INDUSTRIAL PROJECTS NEARBY

Project	Estimated Cost	Jobs Created	Description
LNG terminal	\$40B	4,500 – 7,500	Treatment, storage, and shipping
Coastal GasLink	\$6.6B	2,000 – 2,500	670 km natural gas pipeline to Kitimat
Rio Tinto – Kemano T2	\$600M	350	Second tunnel to power aluminum operations

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