

FOR SALE

Properties with business

Terrace & Prince Rupert, BC

SUBJECT
PROPERTY

3110 KALUM ST, TERRACE, BC

SUBJECT
PROPERTY

900 2 AVENUE W, PRINCE RUPERT, BC

SUBJECT
PROPERTY

1211-2607 PEAR ST, TERRACE, BC

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**Personal Real Estate Corporation*

Macdonald
COMMERCIAL

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OPPORTUNITY

This is a rare chance to acquire a thriving bottle depot business operating across multiple locations. The portfolio includes 41,077 sqft of land in Terrace and 12,500 sqft in Prince Rupert, offering substantial investment potential. These properties also provide opportunities to generate additional income through leasing. With annual sales exceeding \$2 million in both 2023 and 2024, the business is supported by experienced full-time managers and includes employee accommodations in Terrace, BC. Don't miss this lucrative investment opportunity with a loyal and established customer base. Contact the Listing Agent for further details.



BUSINESS DETAILS

Return-It, operated by Encorp Pacific, is a trusted network of bottle depots across British Columbia. These depots serve as essential collection centers for beverage container recycling and deposit refunds.

Terrace Bottle Depot:

- » Located on a spacious 0.943-acre C-7 zoned property with a 9,840 sqft facility.
- » Includes on-site employee accommodations, ensuring operational efficiency.

Prince Rupert Bottle Depot:

- » Situated on a 12,500 sqft C-3 zoned property.
- » Offers flexible usage options to suit diverse business needs.

Proven Track Record:

- » Achieved over \$2 million in annual sales in both 2023 and 2024, highlighting consistent profitability and expert management.

Growth Potential:

- » Unlock additional revenue streams by leasing portions of the properties to maximize returns.



PROPERTIES SUMMARY

ADDRESSES

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

ZONING

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

PID

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

LAND SIZE

- 41,077 sq.ft.
- 12,500 sq.ft.

BUILDING SIZE

- 9,840 sq.ft.
- Unit Size: 790 sq.ft.

CURRENT USAGE

- Bottle Depot
- Employee Residence
- Bottle Depot

PROPERTY TAXES

- \$21,120.12
- \$1,269.79
- \$9,459.58

PRICE

Contact Listing Agent



Image Source: City of Terrace



Terrace

The City of Terrace, located in the heart of Northwestern BC, is home to approximately 12,299 residents and serves as a hub for neighboring communities engaged in work, leisure, and business activities. As the largest community in the Regional District of Kitimat-Stikine, Terrace spans an expansive area of 107,000 km².

The two properties in Terrace are conveniently located just a 4-minute drive apart and are surrounded by a variety of shops, restaurants, and services, including McDonald’s, Tim Hortons, Starbucks, Safeway, Staples, and more. Additionally, both properties are less than a 2-minute drive from access to the Yellowhead Highway, ensuring excellent connectivity.

The property at 3110 Kalum Street is situated in a C7 Downtown Cultural Zone, offering diverse possibilities for future use. This zoning accommodates a range of potential uses, including smaller-scale commercial ventures and multi-family residential developments.

Prince Rupert

Established in 1910, Prince Rupert is a region rich in history. Known today as the Prince Rupert Harbour, this area has been a vital crossroads of trade for Indigenous communities since ancient times. With a population of approximately 14,000, the port continues this legacy on a global scale.

The property is conveniently located near a variety of shops, restaurants, and services, many of which are within a 5-minute walk. Additionally, it offers direct access to the Yellowhead Highway, ensuring seamless transport of materials, supplies, and resources.

Zoned as C-3 Service Commercial, this property supports a range of uses, including retail, cannabis retail, office space, and other service commercial applications, making it highly versatile.

AMENITIES

RESTAURANTS / CAFES

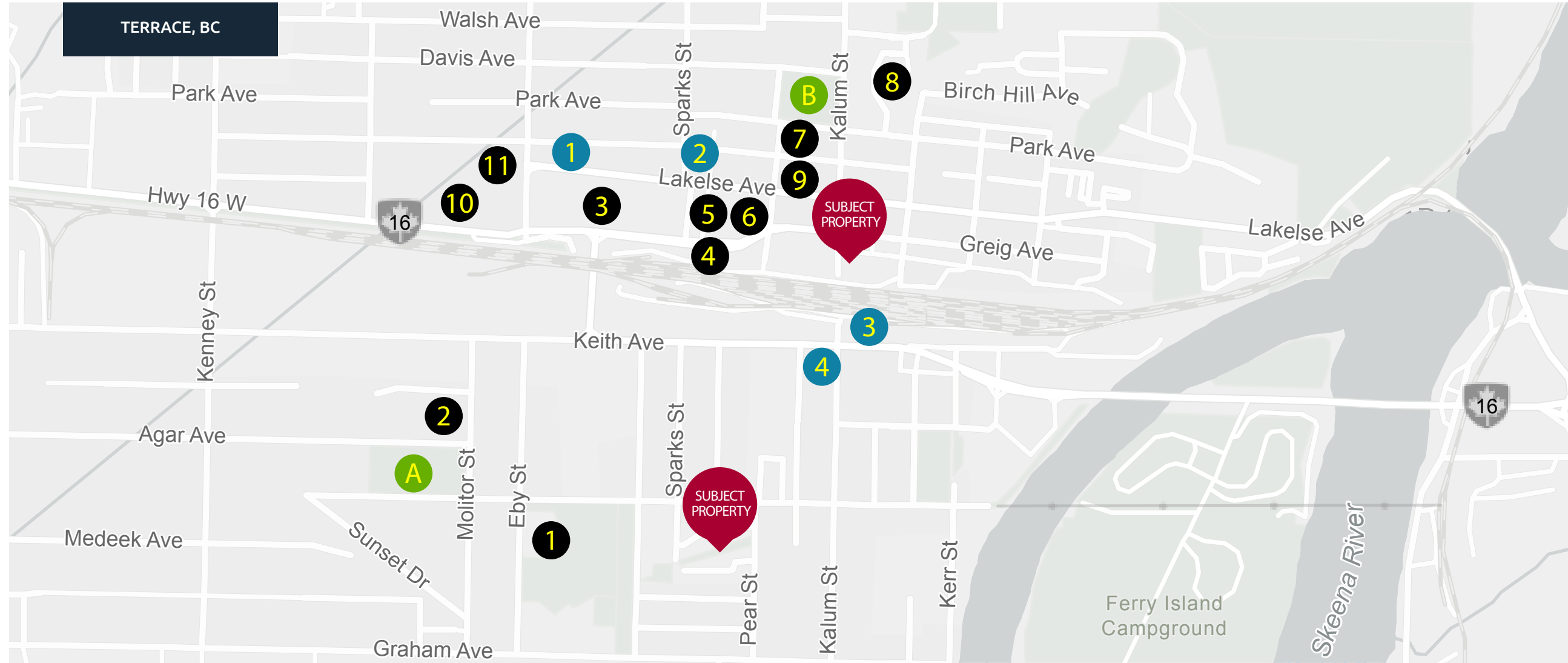
- 1. McDonald's & KFC
- 2. Pizza Hut
- 3. 7-Eleven
- 4. Tim Hortons

SHOPPING & SERVICES

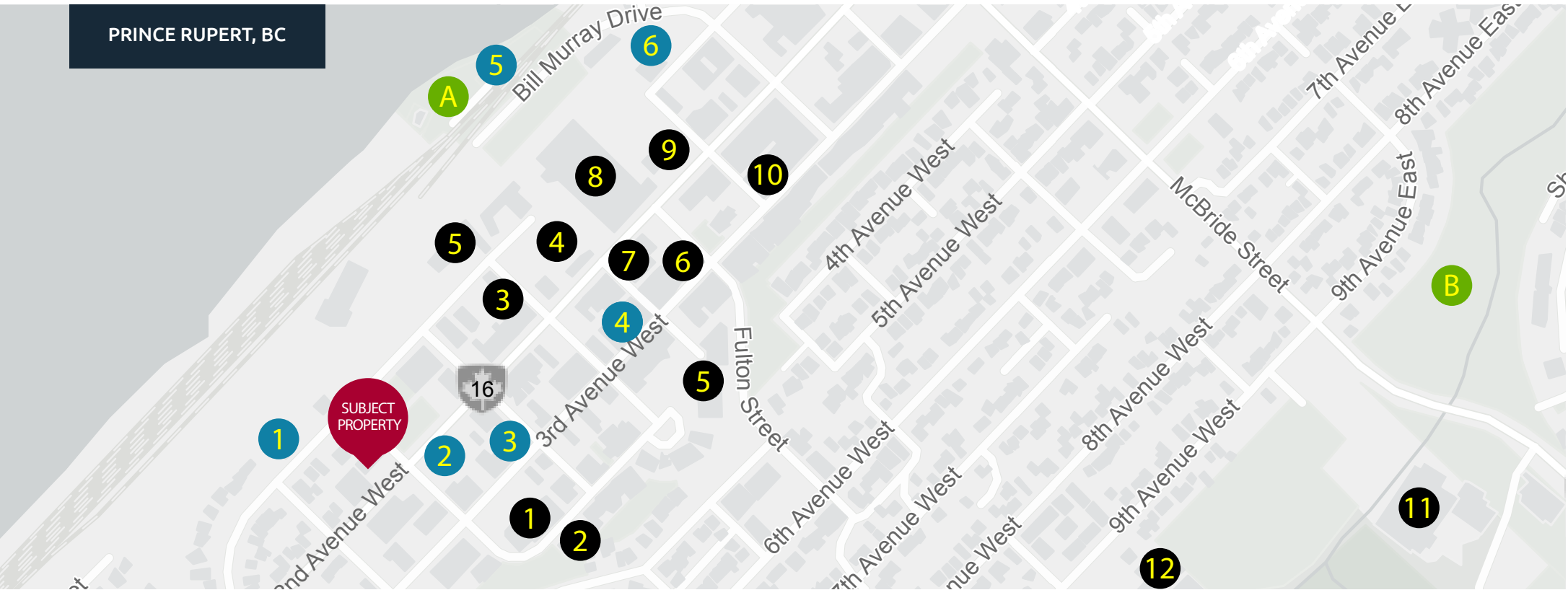
- 1. Cassie Hall Elementary School
- 2. Mills Memorial Hospital
- 3. Skeena Mall
- 4. Staples
- 5. Safeway Terrace
- 6. Shoppers Drug Mart
- 7. Canada Post
- 8. Sportsplex
- 9. Days Inn by Wyndham Terrace
- 10. Sandman Inn Terrace
- 11. Terrace Bowling Lanes

PARKS

- A. Elks Park
- B. George Little Park



PRINCE RUPERT, BC



AMENITIES

RESTAURANTS / CAFES

- 1. McDonald's & KFC
- 2. Pizza Hut
- 3. 7-Eleven
- 4. Tim Hortons
- 5. Wheelhouse Brewing Company
- 6. Pavilion Restaurant

PARKS

- A. Rotary Waterfront Park

SHOPPING & SERVICES

- 1. Save-On-Foods
- 2. Spectrum City Dance
- 3. Highliner Hotel
- 4. Prestige Oceanview Hotel
- 5. In On the Harbour
- 6. CIBC
- 7. Cineplex
- 8. Rupert Square Mall
- 9. Chevron
- 10. Scotiabank
- 11. Jim Ciccone Civic Centre
- 12. Prince Rupert Middle School

FOR FURTHER INFORMATION, PLEASE CONTACT:

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