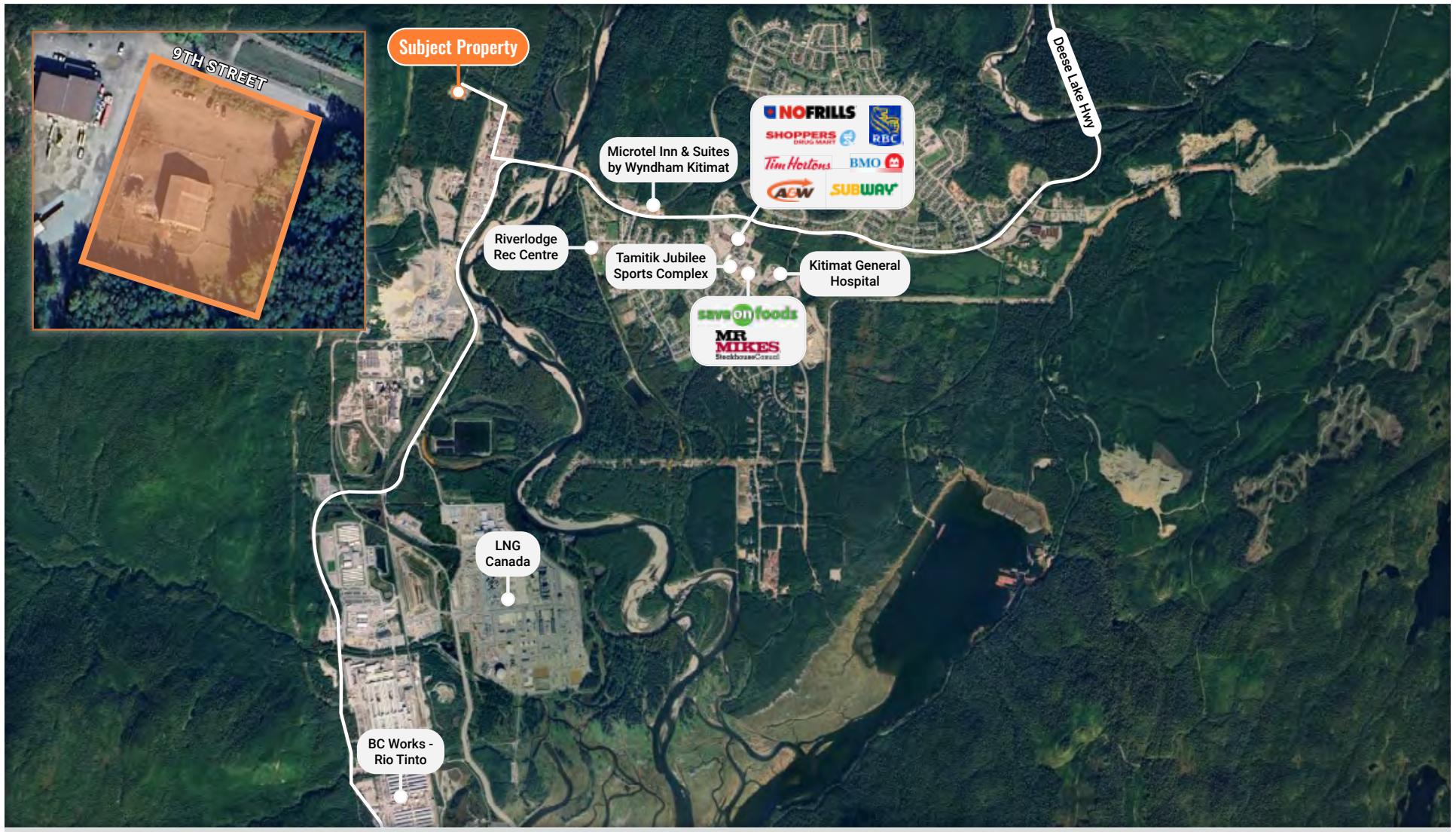


FOR SALE

280 9TH STREET • KITIMAT, B.C.

6,114 SF FREESTANDING INDUSTRIAL BUILDING ON 3.31 ACRES



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OPPORTUNITY

Marcus & Millichap is pleased to present the exclusive opportunity to acquire 280 9th Street, Kitimat, B.C. (the “Subject Property”). The Subject Property is a 3.31-acre industrial site located within Kitimat’s Service Centre industrial zone. It features a 6,114 SF building with estimated minimum clear height of 20’ and a maximum of 28’. The Subject Property has been remediated with a Certificate of Compliance in place. With flat topography, flexible M2-B zoning, and minimal known riparian or slope restrictions, the Subject Property is well-positioned for redevelopment.

Located just minutes from downtown Kitimat and approximately 45 minutes south of Terrace, the Subject Property offers direct access to key transportation corridors and benefits from proximity to a mobile, skilled trades workforce. With over \$47 billion in surrounding industrial investment, the area continues to attract long-term growth. Based on zoning and site configuration, a purchaser may be able to develop up to a 40,000 SF industrial facility.



PERMITTED USES (M2-B ZONING)

Vehicle, equipment, fuel, and trailer/
boat/mobile home sales & services

Warehousing, wholesaling, food
processing, building supplies

Transportation, truck terminals,
helicopter helipad, wrecking yards

SALIENT DETAILS

Address	280 9th Street, Kitimat, B.C.
PID	009-525-947
Legal Description	LOT 1 DISTRICT LOTS 6062 AND 6064 RANGE 5 COAST DISTRICT PLAN 6991
Lot Size	3.31 Acres
Building Size	6,114 SF (est.)
Year Built	1974
Zoning	M2-B - Service Centre Industrial Zone
OCP Designation	OCP: Service Centre
Development Potential	Up to 40,000 SF (50% lot coverage, 0.5 FAR)
Taxes (2024)	\$22,006.72
Asking Price	Contact Listing Agents

**Purchaser to verify all measurements & development opportunity.*





HIGHLIGHTS

INDUSTRIAL SITE WITH REDEVELOPMENT POTENTIAL



3.31-acre M2-B zoned site with a 6,114 SF building. Opportunity to build a 40,000 SF warehouse. Remediated with Certificate of Compliance. Located in Kitimat's Service Centre industrial zone.

SURROUNDED BY MAJOR PROJECTS



Over \$47B in nearby infrastructure including LNG Canada (\$40B), Coastal GasLink (\$6.6B), and Rio Tinto's \$600M Kemano power project—driving long-term industrial demand.

DIRECT ACCESS TO LABOUR AND INFRASTRUCTURE



Located 45 minutes from Terrace and serviced by YXT Airport with daily flights to Vancouver and beyond. The region supports a mobile, skilled trades workforce with direct road, rail, and marine links to key B.C. markets.

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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