

FOR SALE



4929 KEITH AVENUE, TERRACE, B.C.

SINGLE-TENANT AUTOMOTIVE INVESTMENT OPPORTUNITY



KALTIRE



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CONFIDENTIALITY AGREEMENT

- ✓ CORPORATE COVENANT
- ✓ LANDLORD-FRIENDLY NET LEASE
- ✓ ECONOMIC & SERVICE HUB OF NORTHWEST B.C.

Marcus & Millichap

OPPORTUNITY

Marcus & Millichap's Western Canada NNN Group is pleased to present for sale 4929 Keith Avenue, Terrace, British Columbia (the "Subject Property"). Improved with a 9,200 SF automotive service facility and attached Quonset on a 1.1-acre M1-zoned site, the Subject Property is 100% leased to Kal Tire Ltd., one of Canada's largest independent tire retailers with over 280 locations nationwide.

Kal Tire recently exercised a new five-year renewal option commencing May 1, 2026, signalling strong location commitment and providing investors with a passive, stable and carefree income stream. Positioned on Keith Avenue with convenient access to Highway 16, exposure, the Subject Property represents a desirable opportunity to secure a commercial-industrial asset with a corporate covenant in one of the most sought after resourced-based markets in Western Canada.



Kal Tire is one of Canada's largest independent tire service providers and a leading commercial tire dealer in North America, with an impressive network of over 280 locations across Canada from coast to coast, serving retail and commercial customers. Backed by more than 70 years of industry experience, Kal Tire maintains an extensive supply chain that includes distribution centres and its own transport division. With a fleet of over 500 service trucks and a coast-to-coast operating platform, Kal Tire employs more than 6,500 dedicated team members, reinforcing its position as an industry leader committed to exceptional service and operational excellence.

HIGHLIGHTS



Carefree Lease with Corporate Covenant

100% leased to Kal Tire Ltd., which is responsible for all operating costs, including utilities and day-to-day management, providing minimal landlord responsibilities.



Renewed Lease Term

Kal Tire has exercised its five year renewal option, confirming a lease term from May 1, 2026 through April 30, 2031, providing long term tenancy and eliminating near term rollover exposure.



Established Tenant

Kal Tire Ltd. has been involved in the Subject Property for several decades, and in 2010 formalized its corporate operational control, underscoring the site's long-standing strategic importance in the market.



Well-Located Industrial Asset

Positioned along Keith Avenue with 120 feet of frontage, one block south of Highway 16 (Yellowhead Highway), providing direct regional connectivity with 11,000 vehicles per day.



Functional Automotive Facility

Purpose built automotive service facility (plus quonset) on a 1.1 acre industrial site, featuring three grade level service bay doors, a covered service area, mezzanine office space, and custom storage areas designed for tire service and fleet maintenance operations.



Strategic Resource Market

Terrace is the strategic "inland link" of Canada's most active resource corridor, positioned at the junction of Highways 16 and 37 and the CN Rail line. It serves as the primary service, supply, and logistical base for billions in industrial investment.



Key Infrastructure

Transportation: A critical rail-to-truck transload point (NSD Inland Port) connecting the B.C. interior to international shipping lanes.

Service Center: Provides the essential medical, educational (Coast Mountain College), and retail infrastructure that sustains the regional workforce.



Recreational Destination for Adventurist Investor

Terrace is internationally recognized for offering world-class fishing and heli-skiing. Often referred to as a global mecca for Pacific salmon and Steelhead anglers due to its location on the Skeena River. Northern Escape Heli-Skiing based in Terrace, is recognized as the 'World's Best Heli-Ski Operator' year over year with the region boasting one of the deepest and most reliable snowpacks on the planet, with specialized terrain including alpine bowls, glaciers and steep couloirs.

SALIENT DETAILS

Address:	4929 Keith Avenue, Terrace, B.C.		
Legal Description:	LOT 16, BLOCK 1, PLAN PRP1992, DISTRICT LOT 611, RANGE 5, COAST RANGE 5 LAND DISTRICT		
PID:	012-510-459		
Zoning/Land Use:	M1 - Light Industrial		
Site Size:	1.1 Acres		
Improvements:	Showroom / Service Bays:	6,830 SF	
	Storage & Loading Dock:	1,401 SF	
	Second Floor:	1,000 SF	
	Quonset:	1,825 SF	
	Total:	11,056 SF	
Renewal Options:	1 x 5 Years <i>(Fair Market Rent)</i>		
Tenant:	Kal Tire Ltd.		
Lease Expiry:	April 30, 2031		
NOI (as of May 1, 2026):	\$162,000		
Cap Rate:	7.04%		
Price:	\$2,300,000		



4929 Keith Ave, Terrace, BC	3 KM	5 KM	Terrace, BC
2025 Estimated Population	13,446	15,810	13,293
2030 Projected Population	14,267	16,780	14,118
% Population Change (2020-2025)	5.90%	5.90%	6.20%
% Population Change (2025-2030)	6.10%	6.10%	6.20%
Average Household Income	\$130,065	\$127,777	\$130,590

SURROUNDING CONSIDERATIONS



CN Rail & Inland Port Adjacency: Immediately adjacent to NSD Inland Port, a CN Rail-connected intermodal facility linking Terrace directly to the Port of Prince Rupert, Canada's fastest-growing container gateway, supporting long-term regional industrial demand.

TERRACE AIRPORT (YXT)
20 MIN DRIVE

TERRACE

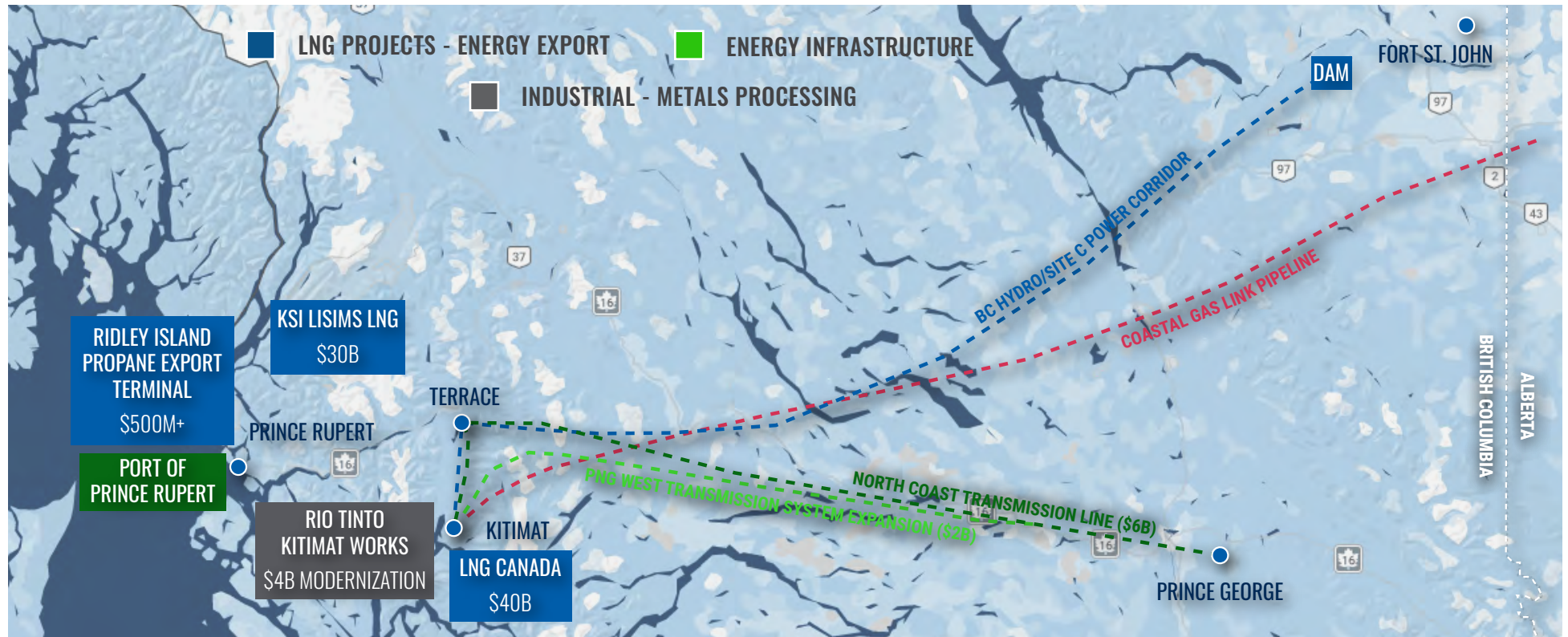
Terrace is located in Northwestern British Columbia at the intersection of Highways 16 and 37, serving as the primary commercial, service, and logistics hub for the region. Positioned 90 km east of Prince Rupert's deep-water port and 40 km north of Kitimat's LNG and industrial corridor, Terrace functions as the essential service centre connecting resource activity across Northwest BC to inland markets.

The regional economy is anchored by LNG development, mining, transportation, and port infrastructure, with major projects including LNG Canada, Cedar LNG, and the KSM Mine driving sustained workforce, commerce, and industrial demand. Northwest Regional Airport (YXT) provides direct flights to Vancouver, Calgary, and Prince George, supporting regional business connectivity and workforce mobility.

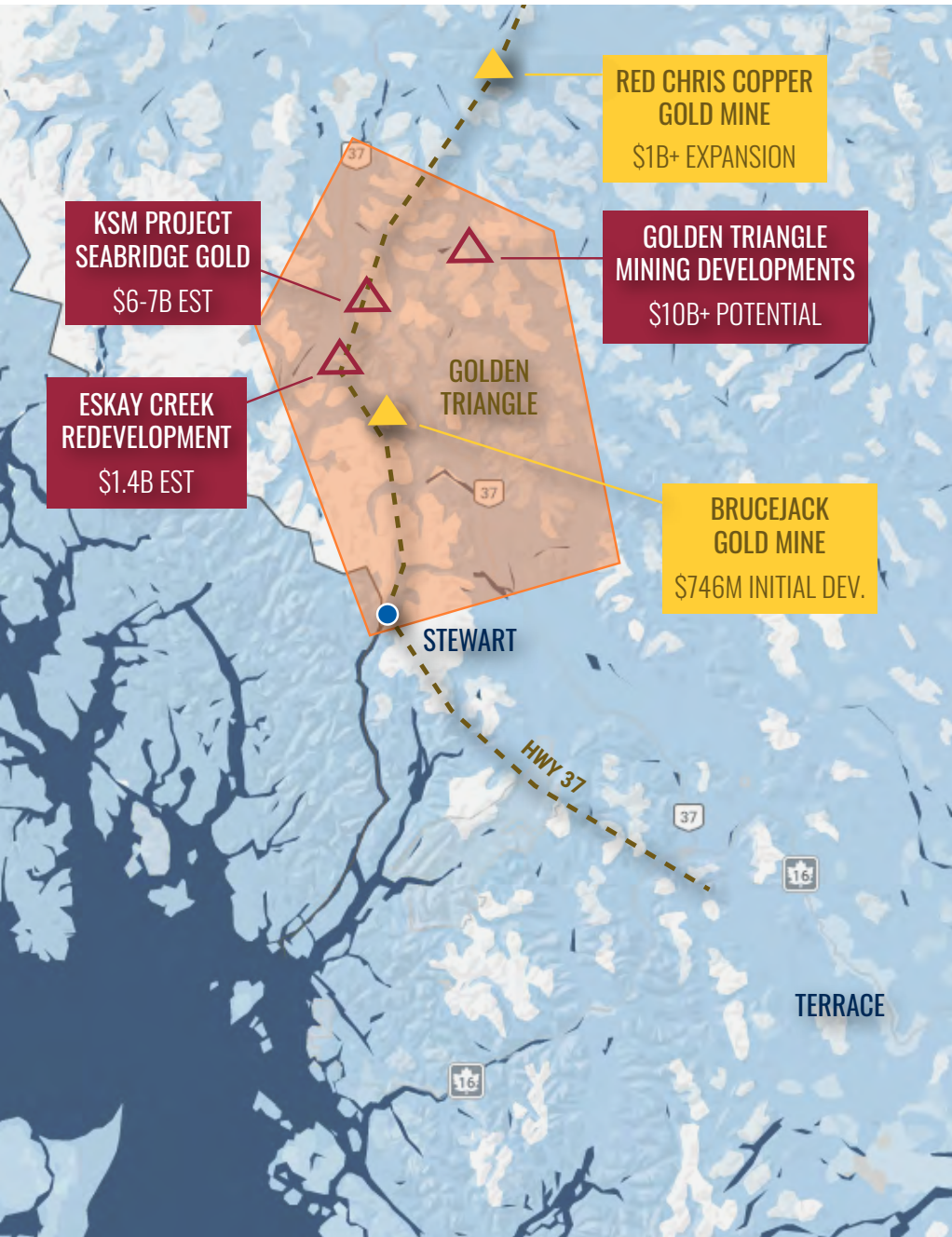


ENERGY & RESOURCE CORRIDOR | NORTHWEST B.C.

PROJECT	STATUS KEY SUMMARY
■ Ridley Island Propane Export Terminal	Operational since 2019 / Expansion targeted 2026. Owned by AltaGas; Canada's first large-scale propane export terminal near Prince Rupert; planned expansion would roughly triple export capacity to serve growing Asian energy markets
■ LNG Canada - Kitimat	First cargo exported May 2025; facility now operational. Canada's first Pacific coast LNG export terminal in Kitimat; led by Shell with Asian energy partners (PETRONAS, PetroChina, Mitsubishi, KOGAS); fed by the new Coastal GasLink pipeline from northeastern B.C.
■ Ksi Lisims LNG	Proposed / earliest operations early 2030s. Indigenous-led project (Nisga'a Nation & Western LNG); would be a floating export terminal near the Alaska border; powered by clean BC hydroelectric energy rather than fossil fuels
■ North Coast Transmission Line	Target 2030-2032 (under regulatory review). BC Hydro high-voltage electricity line running from Prince George to Kitimat/Terrace; essential for powering the region's growing LNG facilities and mines with clean hydroelectric energy
■ PNG West Transmission System Expansion	Ongoing upgrades / target 2032. Owned by Pembina Pipeline; upgrades to compressors and pipelines to significantly increase natural gas delivery capacity to LNG terminals and industrial operations across Northwest B.C.
■ Rio Tinto Kitimat Works	Operational. Rio Tinto-owned aluminum smelter powered entirely by the company's own Kemano hydroelectric facility; produces roughly 420,000 tonnes of aluminum per year; Northwest B.C.'s largest private employer (~1,000 direct jobs)



MINING DEVELOPMENTS | NORTHWEST B.C.



MINING PROJECTS

MINING DEVELOPMENT PROJECTS

PROJECT	STATUS KEY SUMMARY
 Brucejack Gold Mine	Operating since 2017. Owned by Newmont (one of the world's largest gold companies); exceptionally high-grade underground gold mine producing roughly 300,000 ounces of gold per year; one of the richest gold mines operating anywhere in the world.
 Red Chris Copper-Gold Mine	Operating & expanding. Joint venture between Newmont (75%) and Skeena Resources (25%); large copper and gold mine undergoing a major underground expansion to extend its life and significantly increase production
 Eskay Creek Redevelopment	Production targeted ~2027. Owned by Skeena Resources; was a world-class gold and silver mine from 1994-2008; now being redeveloped as an open-pit operation using modern methods; one of the highest-grade gold deposits in B.C.
 KSM Project - Seabridge Gold	Approved / seeking development partner. Owned by Seabridge Gold; one of the largest undeveloped gold and copper deposits in the world; environmental approval granted in 2014.
 Golden Triangle Mining Developments	Multiple projects advancing. Northwest B.C. mining region home to Brucejack, Red Chris, KSM, Eskay Creek and Treaty Creek mines; unlocking full value requires shared investment in roads, power lines and waste management facilities.

PROPERTY PHOTOS



4929 KEITH AVENUE

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