## 2275 THUNDERBIRD ROAD, TERRACE

± 430 ACRES OF LAND

# FOR **SALE**





Commercial Real Estate Services

#### **NATHAN ARMOUR**

PERSONAL REAL ESTATE CORPORATION nathan@williamwright.ca 604.545.0636

# **2275 THUNDERBIRD ROAD** TERRACE, BC

#### **PROPERTY HIGHLIGHTS**

- Opportunity to own a massive parcel of land
- Subdivision possibilities
- Located minutes away from the airport
- Industrial zoned





#### **LOT SIZE**

± 429.506 acres



#### **ZONING**

M-2



#### PID

004-413-270



#### **LEGAL DESCRIPTION**

District Lot 2275 Range 5 Land District 14 Except Plan PRP3510 PRP5108 PRP8495 & PRP11334



#### PRICE

\$2,880,000.00



#### **OVERVIEW**

This is a rare and exceptional opportunity to acquire nearly 430 acres of land in Terrace, BC. Currently zoned M2 and located just minutes away from the Northwest Regional Airport, this expansive property offers endless possibilities.

The city has acknowledged its willingness to consider a subdivision that would allow for rural homes, with one home per 10 acres. This opens up a wealth of possibilities for those looking to develop the land for residential or commercial purposes. With its strategic location, the property could be leveraged for a variety of uses, including agriculture, industrial, or recreational development.

#### **LOCATION**

Terrace, located at the heart of Northwestern BC, offers an ideal destination for commercial developers and investors seeking to make their mark in this exciting region. With a population of over 12,299 residents and a thriving business community, Terrace is the largest community in the Regional District of Kitimat-Stikine. Covering an area of 107,000 km², it includes Kitimat, Stewart, Hazelton, and New Hazelton. With easy access to major highways and transportation routes and a skilled workforce, Terrace offers endless opportunities for commercial development and investment.



Photo Credit: William Matheson





#### FOR MORE INFORMATION CONTACT

**NATHAN ARMOUR\*** 

nathan@williamwright.ca

604.545.0636

\*PERSONAL REAL ESTATE CORPORATION

E.&O.E. This communication is not intended to cause or induce breach of an existing agency agreement. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services and its listing client and/or clients make no guarantees or warrantees of any kind, expressed or implied, regarding the information including but not limited to warranties of content, accuracy, completeness, and reliability, and do not accept or assume any responsibility or liability, consequential or direct, for the originent sole reliance upon the information. Any recipient and/or interested party should undertake their own appropriate and independent due diligence and inquiries to the accuracy of the information, which is subject to errors, omissions, and changes, including changes to price or withdrawal, without notice. Sizes are approximate and based on architectural measurements. William Wright Commercial Real Estate Services and its listing client and/or clients exclude unequivocally all inferred or implied terms, conditions, and warranties arising out of this document and exclude all liability for loss and/or damages arising therefrom. This publication is the copyrighted for property of William Wright Commercial Real Estate Services. All rights reserved.



### williamwright.ca









