DYKE ROAD, KITIMAT

± 27.58 ACRE PHASED DEVELOPMENT SITE







Commercial Real Estate Services

MARK NEMISH mark@williamwright.ca 604.428.5255 **BIKRAM SINGH** bikram@williamwright.ca 604.545.0636



Riverbrook Estates

William Wright Commercial is proud to present this 27.58 acre phased development site in the growing area of Kitimat BC. This site boasts a variety of development options including but not limited to 16 Family Homes, 93 Townhouses, 2 Condo Buildings (100+ units) and a Manufactured Home Site which allows 82 pads or micro lots.

Kitimat's housing inventory is on the trajectory for expansion due to the many projects in the region. Some include the Coastal GasLink pipeline project, current and future LNG projects, Rio Tinto Kemano Aluminum Project, and 3 others that are proposed to start in the Kitimat area. These projects will employ hundreds of residents that need housing and will provide tremendous growth to the locality.

Highlights



Gateway to/from continental North America



Community with projected economic growth



Major Production Centre



Asia Pacific location on the greatcircle shipping route



Boasts a variety of development opportunities including 93 townhouses and 2 condo buildings



27.58 ACRE DEVELOPMENT SITE IN THE GROWING KITIMAT COMMUNITY

Details

LOT SIZE

+/- 1,201,384 SQFT

SIZE

+/- 27.58 AC

ZONING

R1-B/R3-B and G5

PID

006-652-701 031-073-425

PRICE

Contact listing agents









Development Potential

- 16 Single Family Homes
- 93 Townhomes
- 2 Condo Buildings with 100+ condo units
- Manufactured Home Site with up to 82 pads or micro lots

SURROUNDED BY NORTH COAST MOUNTAINS KITIMAT CITY HIGH SCHOOL THE CHALET RESTAURANT **NO FRILLS** HAISLA BLVD **GIANT SPRUCE PARK SUBWAY** RIVERLODGE RECREATION CENTRE **SAVE-ON-FOODS** Location KITIMAT GENERAL HOSPITAL & HEALTH CENTRE Renowned for being a marvel of nature and industry, Kitimat is situated in a spectacular natural setting, enveloped in the beauty of British Columbia's pristine north coast mountains. Global manufacturing exports and energy-**SUBJECT PROPERTY** related activity are the fundamental reasons for Kitimat's significant economic output on the north coast of BC. In high market years, Kitimat has contributed up to 11% of BC's manufacturing GDP. Growth prospects for Kitimat are strong. **FOR MORE MARK NEMISH BIKRAM SINGH INFORMATION** mark@williamwright.ca bikram@williamwright.ca CONTACT 604.428.5255 604.545.0636

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 warranties 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 recipient's 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 property of William Wright Commercial Real Estate Services. All rights reserved.

William Wright Commercial Real Estate Services Inc. #430-605 Robson Street, Vancouver T 604.428.5255 | F 604.428.5254 williamwright.ca