



FOR LEASE

COMMERCIAL BUILD-TO-SUIT OPPORTUNITY

5130 Park Avenue
Terrace, BC

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*The Commercial
Real Estate Experts*



BUILD-TO-SUIT OPPORTUNITY: 5130 Park Ave, Terrace, BC

Property Details

Civic Address:

5130 Park Avenue, Terrace, BC

Location:

Located just off the northeast corner of Highway 16 (Yellowhead Hwy) and Kalum Lake Road

Available Portion of Lot:

±1.55 Acres (±67,560 SF)

Zoning:

C3 - Service Commercial

Build-To-Suit Lease Rate:

To be negotiated

Commercial Build-to-Suit Opportunity in Terrace, BC

Opportunity:

RE/MAX Commercial - RE/MAX Kelowna presents this outstanding opportunity for a build-to-suit just off Kalum Lake Road, centrally located in Terrace, BC.

Features:

Yard space and build-to-suit to the rear of the building at 5130 Park Avenue.

- ▶ Approximately 1.55 acres of flat usable yard space suitable for a build-to-suit opportunity with access over a pan-handle right-of-way off Kalum Lake Road
- ▶ Generally “L” shaped with the main portion being ±300 FT x ±140 FT
- ▶ Potential for a build-to-suit commercial/industrial type building
- ▶ Centrally located with easy access to Highway 16 and Highway 113 via Kalum Lake Rd
- ▶ For more information about this build-to-suit opportunity contact Kris McLaughlin Personal Real Estate Corporation of RE/MAX Commercial - RE/MAX Kelowna at 250 870 2165 or by email at kris@commercialbc.com



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Yard Photos



C3 Zoning Bylaw

City of Terrace
Zoning Bylaw No. 2069 - 2014



12.4 C3 - Service Commercial

Purpose: To provide for commercial uses which are oriented to vehicular traffic along major roadways, and which may require large areas of land for buildings and display/storage of goods.

.1 Permitted Uses

The following uses are permitted in the C3 zone:

Primary Uses	
- Boat and Marine Sales, Leasing and Service - Building Supply Store - Bulk Fueling Station, Minor - Campground - Garden Centre - Hotel - Microbrewery/Craft Distillery - Motel - Neighbourhood Pub - Recreation Facility - Outdoor	- Restaurant - Retail Store - Service Station - Transportation Use - Vehicle Sales, Leasing and Service - Vehicle Washing Facilities - Veterinary Clinic - Visitor Information Centre
Secondary Uses	
Outdoor Storage, when screened as per Section 5.0	

.2 Site Specific Permitted Uses

In addition to the uses listed in 12.4.1, the following site specific use(s) are permitted in the C3 zone, at the location(s) specified:

- Mini Storage Facility, on: Lots A and B, District Lot 362, Range 5, Coast District, Plan 4464.
- Entertainment Facility and Recreation Facility – Indoor, on: Lot 2, District Lot 360, Range 5, Coast District, Plan 12141.
- Technical Consulting Firm, on: Lot 8, District Lot 362, Range 5, Coast District, Plan 4853.
- Technical Consulting Firm, on: Lot 1, District Lot 362, Range 5, Coast District, Plan BCP43149.

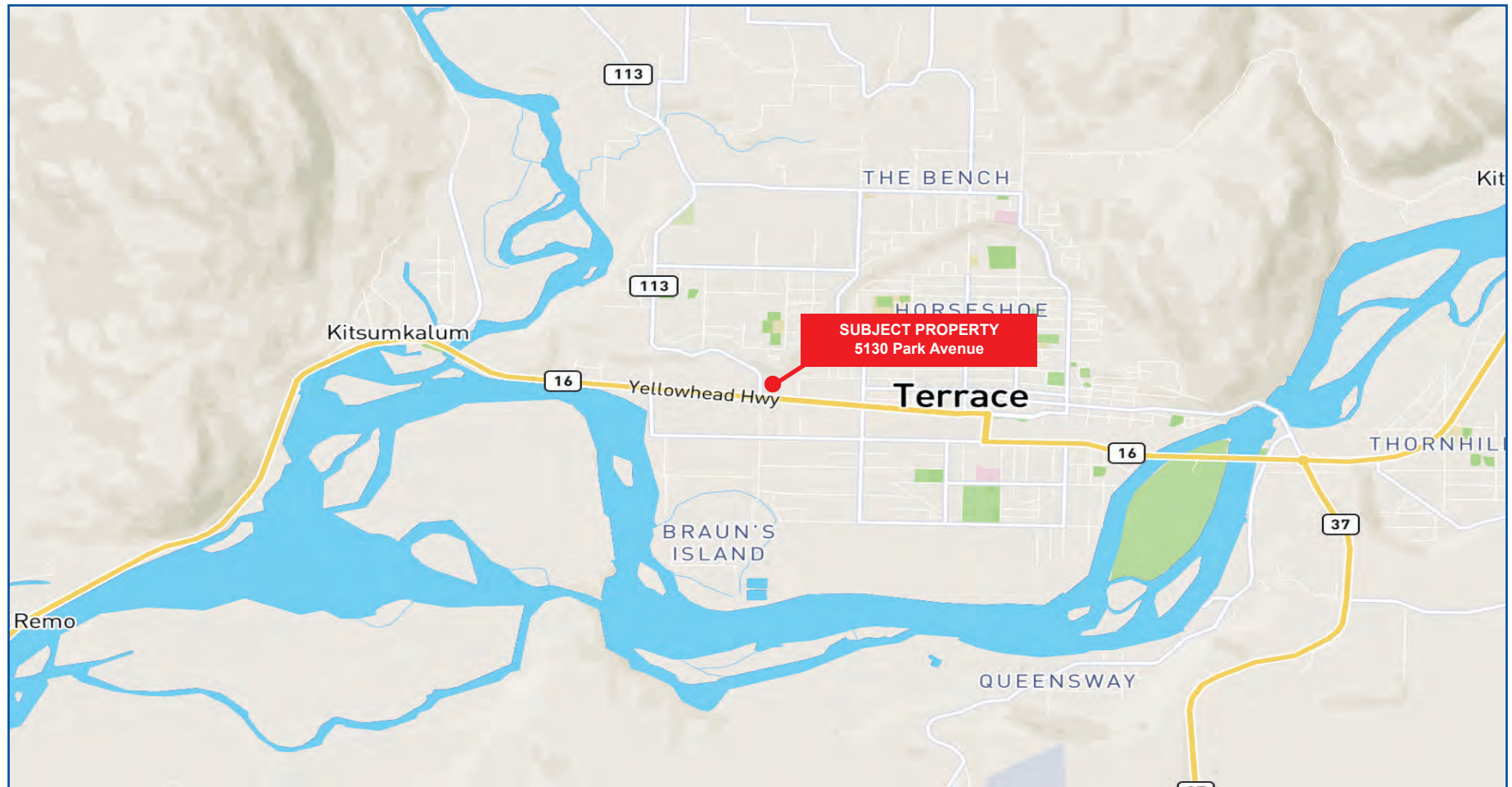
- Entertainment Facility, Recreation Facility – Indoor, Technical Consulting Firm and Laboratory and Research Facilities, Manufacturing Light on: Amended Lot D (Plan 5365), District Lot 362, Range 5, Coast District, Plan 1919; Lot E, District Lot 362, Range 5, Coast District, Plan 1919 except Plan 5365; and Lot F, District Lot 362, Range 5, Coast District, Plan 1919.
- Apartment (17 units per hectare), on: Lot 14, District Lot 362, Range 5, Coast District, Plan 1026 and Lot F, District Lot 362, Range 5, Coast District, Plan 1919.

.3 Regulations

COLUMN I	COLUMN II
.1 Minimum Parcel Area	1,500 m ² (0.15 hectares)
.2 Minimum Parcel Width	30.0 m
.3 Minimum Setbacks	
a. front parcel line	9.0 m
b. interior side parcel line	3.0 m
i. adjacent to residential uses	6.0 m
c. exterior side parcel line	3.0 m
d. rear parcel line	4.5 m
i. adjacent to residential uses	6.0 m
.4 Maximum Parcel Coverage	50%
.5 Maximum Floor Area Ratio	1.0
.6 Maximum Building/Structure Height	
a. principal building/structure (excluding hotel)	9.0 m
b. hotel	18.0 m
c. accessory building/structure	6.4 m
.7 Parking and Loading	Required as per Section 8.0

Note: Information provided has been taken from City of Terrace Zoning Bylaw No. 2069 - 2014. If important please see the original bylaw on the City of Terrace website.

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