

Investment Opportunity

525 2nd Avenue West
Prince Rupert, BC



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Location Highlights

- Famous Players Prince Rupert Cinemas with excellent visibility along Yellowhead Highway
- Located on the intersection of Yellowhead Highway and 5th Street
- Designated as Large Format/Service Retail/ Mixed-Use in the Official Community Plan

Property Highlights

- Future redevelopment potential for long-term investor or owner-user
- Vacant possession available, allowing investors or owner-users the ability to immediately occupy or lease out the space

13,674

Population
in a 20 min drive

5,716

Total Households
in a 20 min drive

\$127K

Avg. Household Income
in a 20 min drive

\$818.6M

Total Expenditure
in a 20 min drive


Location

525 2nd Avenue West,
Prince Rupert, BC V8J 1G9


Land Area

11,100 s.f.



Building Size

11,275 s.f.



Site Coverage

100%



Zoning

C-1



PID

014-776-766 & 014-
776-774 & 014-776-
782 & 014-776-791


Taxes

\$21,759.22 / annum

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