



**CUSHMAN &  
WAKEFIELD**

**FOR SALE**

**3740, 3760, 3800, 3860**

**JACK TALSTRA WAY  
TERRACE, BC**



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# FOR SALE 3840, 3800, 3760, 3740 JACK TALSTRA WAY TERRACE, BC

## LOCATION

The subject properties are located in a prime location in the Terrace Industrial Park situated on a busy section of Highway 37 between Terrace and Kitimat.

Terrace is a City located near the Skeen River in BC. The community is the regional retail and service hub for the northwestern portion of BC. With a current population of over 12,000 within municipal boundaries, the city services surrounding communities as well bringing the Greater Terrace Area population to over 18,000 residents.

## SITE SIZE

|                                |            |
|--------------------------------|------------|
| 3840 Jack Talstra Way (Lot A): | 6.82 acres |
| 3800 Jack Talstra Way (Lot B): | 5.51 acres |
| 3760 Jack Talstra Way (Lot C): | 2.55 acres |
| 3740 Jack Talstra Way (Lot D): | 1.97 acres |

## ZONING

|              |                             |
|--------------|-----------------------------|
| Lots A, B, C | M2 (Heavy Industrial)       |
| Lot D        | M4 (Industrial Office Park) |

## LEGAL DESCRIPTION

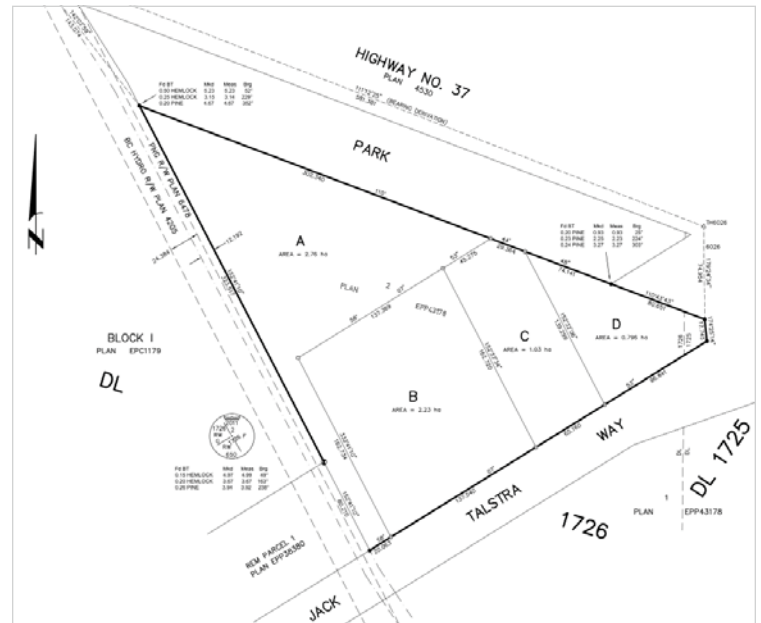
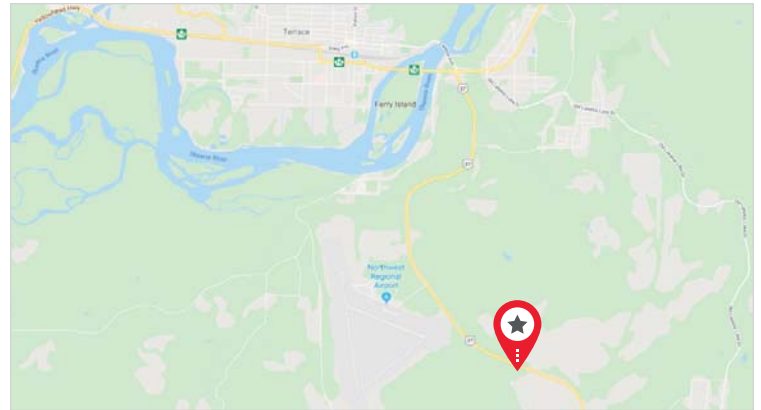
LOTS A, B & C LOT 1726 RANGE 5 COAST DISTRICT PLAN EPP91844

LOT D DISTRICT LOTS 1725 AND 1726 RANGE 5  
COAST DISTRICT PLAN EPP91844

PIDs: 030-917-433, 030-917-441, 030-917-450 & 030-917-468

## ASKING PRICE

|                                |             |
|--------------------------------|-------------|
| 3840 Jack Talstra Way (Lot A): | \$1,370,000 |
| 3800 Jack Talstra Way (Lot B): | \$1,100,000 |
| 3760 Jack Talstra Way (Lot C): | \$500,000   |
| 3740 Jack Talstra Way (Lot D): | \$540,000   |



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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