



1030,1038,1046 Eagle Drive, Prince Rupert, BC

# For Sale | Stabilized Turnkey Multifamily Investment Opportunity

**Stephen Webber**

Vice President  
604 970 9134  
stephen.webber@colliers.com

**Sawyer Hunt**

Associate  
250 861 8135  
sawyer.hunt@colliers.com

**Arjan Thouli**

Associate  
250 718 6202  
arjan.thouli@colliers.com

# Property Overview

Colliers pleased to present the opportunity to acquire 1030, 1038 & 1046 Eagle Drive, Prince Rupert, 3 duplex homes (6 semi-detached units), prominently located in a desirable a vibrant family neighbourhood in Prince Rupert.

## HIGHLIGHTS

- Fully stabilized asset
- Attractive cap rate
- New construction
- Nice rental product in supply constrained market

## LOCATION

- Proximity to local parks and trail network
- Bus routes and amenities nearby
- Walking distance to Conrad Elementary and Charles Hays Secondary School
- Easy access to shopping, cafes and
- Entertainment

## DESIGN FEATURES

- Natural & modern finishes
- Contemporary designer color scheme
- High efficiency energy star appliances
- Constant airflow Heat Recovery Ventilation
- Premium wide-plank laminate flooring
- Modern interior doors, baseboards and trim
- Multiple design outlets for TV & high speed internet
- Low VOC paints, adhesives and sealants
- Ample glazing & operable windows
- Walk-out patio for BBQ

## SUMMARY SHEET

Civic Address	1030/1032, 1038/1040 & 1046/1048 Eagle Drive, Prince Rupert, BC V8J 4R5
PID	024-026-522; 024-026-514; 024-026-506
Title	Freehold
Zoning	R2 Two-Family Residential
Units	3 Duplex Homes (6 Semi-Detached Units)
Suite Mix	<b>Unit 1030</b> x 3 Bedroom <b>Unit 1032</b> x 2 Bedroom + Den <b>Unit 1038</b> x 3 Bedroom <b>Unit 1040</b> x 2 Bedroom + Den <b>Unit 1046</b> x 3 Bedroom <b>Unit 1048</b> x 2 Bedroom + Den
Site Size	12,813 SF
Floor Area	8,040 SF
Year Built	Q4/2021 to Q1/2022
Cap Rate	6.4%
Asking Price	\$3,275,000



# Interior Photo Gallery



# Highlights

Completed in early 2022, these three duplex buildings with six purpose-built rental homes have been continuously rented at attractive market rents. The inventory for this type of family home remains markedly below demand, which underpins the optimistic outlook for this development.

In 2024, the Company has further stabilized its rent roll, and the units continue to attract high-quality long-term tenants.

## Market Overview

### South Kaien Logistics Park (SKILP)

**Investment:** \$100M (multi-phase)

**Jobs:** Construction and logistics sector employment; Indigenous workforce priority

**Timeline:** 2027 completion target; construction currently underway

A strategic import logistics development by Metlakatla Development Corporation and the Prince Rupert Port Authority. The project develops 56 acres of serviced industrial land near Fairview Terminal, CN Rail, and CANXPORT. Designed to bolster intermodal trade and significantly expand import transloading and warehousing capabilities. Parcel 4 is under offer, and Parcel 2 is undergoing an Expression of Interest process.

### Port of Prince Rupert Expansion

**Trade Volume:** \$60B annually; 26.3 million tonnes (2025)

**Timeline:** Ongoing expansion initiatives; multiple major projects coming online mid-2026

Canada's closest port to Asia offers shipping routes 24 hours faster than competitors. The port is advancing several major infrastructure projects representing over \$3 billion in capital investment. Intermodal volumes rose 20% to 885,797 TEUs in 2025. Its strategic position along the Pacific Great Circle Route provides significant time and cost advantages, solidifying its role as a critical trade gateway for Northwest BC.



Source: [rupertport.com](http://rupertport.com)

# Market Overview cont. —

## **CANSPORT (Ridley Island Export Logistics Park)**

**Investment:** \$750M+

**Timeline:** Operations expected Q3 2026; construction in progress

A transformational export hub operated by Ray-Mont Logistics featuring 50+ acres with expansion potential. Provides 400,000 TEUs annual capacity for rail-to-container transloading of forestry, agricultural, and resin products. Includes three loop tracks handling 10,500-foot unit trains and electrified trucking operations. The Canada Infrastructure Bank committed \$150 million for Phase 1.

## **Ridley Island Energy Export Facility (REEF)**

**Investment:** \$1.35B

**Timeline:** Construction commenced summer 2024; expected completion late 2026

A large-scale LPG and bulk liquids terminal developed by AltaGas and Royal Vopak on 190 acres. Initial phase includes 55,000 barrels per day of LPG export capacity, 600,000 barrels of storage, a new jetty, and rail infrastructure. Will more than triple current LPG export capacity. Future phases may include methanol and hydrogen, positioning Prince Rupert as a diversified energy export gateway.

## **Ksi Lisims LNG Project (Prince Rupert Region)**

**Investment:** \$10B

**Jobs:** 77,000 regional jobs projected

**Timeline:** Production start 2028-2029

An Indigenous-led floating LNG facility producing 12 million tonnes per year on Nisga'a Nation treaty land near Gingolx. Projected to add \$24B to Canada's economy over 30 years. Features two floating platforms processing 22.4 billion cubic metres of gas annually. Powered by renewable hydroelectricity for net-zero emissions. The 750-km Prince Rupert Gas Transmission pipeline will deliver gas from northeast BC, with equity capital secured and 20-year sales agreements signed.



# Amenities

## Retail

1. Walmart
2. Kal Tire
3. Shoppers Drug Mart
4. Safeway
5. Pollyco Shopping Centre

## Restaurants

1. Sunset Lounge + Grill
2. Waterfront Restaurant
3. Wheelhouse Brewing Co.
4. Mama's Restaurant + Steakhouse
5. Lee & Ann's

## Services

1. Prince Rupert General Hospital
2. Scotiabank
3. Prince Rupert Dental Clinic
4. Petro-Canada
5. Hairtek Studio

## Parks/Recreation

1. Prince Rupert Golf Club
2. The Earl Mah Aquatic Centre
3. Kiwanis Trail
4. Roshbrook Trail
5. Sunken Gardens





Colliers



1030,1038,1046 Eagle Drive, Prince Rupert, BC

**Stephen Webber**

Vice President  
604 970 9134  
stephen.webber@colliers.com

**Sawyer Hunt**

Associate  
250 861 8135  
sawyer.hunt@colliers.com

**Arjan Thouli**

Associate  
250 718 6202  
arjan.thouli@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage



[collierscanada.com](https://www.collierscanada.com)

Accelerating success.