



FOR SALE | 99 STUART DRIVE



PARADIGM GROUP  
Commercial Real Estate Services

MACKENZIE, BRITISH COLUMBIA

# FOR SALE |

## 32 THREE-LEVEL RENTAL TOWNHOMES ON 2.98 ACRES OF LAND

<b>Civic Address</b>	99 Stuart Drive, Mackenzie, BC
<b>PID</b>	010-178-848
<b>Lot Size</b>	2.98 Acres
<b>Current Improvements</b>	32-Unit Townhome Complex
<b>Year Built</b>	1978
<b>Zoning</b>	RM2 – Multi-family Residential Zone 2 (High Density)
<b>Suite Mix</b>	8 x Two-Bedroom 24 x Three-Bedroom
<b>Property Taxes</b>	\$15,638.37
<b>Stabilized NOI</b>	\$202,516
<b>Asking Price</b>	\$3,250,000

### INVESTMENT HIGHLIGHTS

- Extremely lucrative financing options offering 95% Loan-to-Value and a 30% annual Return on Equity
- Well maintained complex with limited near-term capital expenditure required
- Highly demanded townhouse product with tremendous income upside potential
- Mackenzie is poised to continue to grow with several infrastructure projects ongoing or planned





Mackenzie is a northern resource community with a more compelling demand story than its size suggests. Located in the Regional District of Fraser-Fort George, the community sits at the intersection of forestry, mining, energy transmission and, increasingly, power-intensive digital infrastructure. For residential investors, the key theme is not one single project, but the layering of multiple employment drivers in a small, supply-constrained rental market.



## Mackenzie, BC



The clearest near-term catalyst is Enbridge's Sunrise Expansion Program, a federally approved, approximately \$4.0 billion expansion of the Westcoast natural gas pipeline system. The program includes roughly 137 kilometres of new 42-inch pipeline looping, along with related compression upgrades, with construction targeted to begin in summer 2026 and an in-service target of late 2028. Local reporting has cited more than 1,300 workers in the Regional District of Fraser-Fort George during peak construction, including temporary workforce accommodation proposed near Mackenzie, creating a clear near-term demand driver for rentals, local services and workforce housing.

Mackenzie also benefits from a deeper pipeline of industrial and resource investment. The Mackenzie Biofuel Project has completed its Front-End Engineering and Design phase and is targeting a Final Investment Decision by the end of 2026, with production of low-carbon fuels from forestry biomass targeted for 2029. BMI Group's acquisition of the former Mackenzie Pulp Mill and establishment of Willmarck Mackenzie repositions an 885-acre industrial property, with approximately 345,000 square feet of buildings and direct rail access, as one of the community's most significant industrial redevelopment opportunities.

The region is further anchored by Centerra Gold's Mount Milligan copper-gold mine, which remains one of Northern BC's major operating mines. Centerra has outlined a life-of-mine extension strategy to 2045, supported by a long-term capital plan and continued production of gold and copper. Centerra is also advancing the Kemess Project, reinforcing the region's long-term exposure to copper-gold investment and resource-sector employment.

At the same time, Mackenzie's local economic base is beginning to broaden beyond traditional forestry. IREN's Mackenzie data centre is advertised as an 80 MW GPU-optimized site designed for AI, colocation and high-performance computing workloads, adding a new power-intensive technology vertical to the local industrial base. Conifex continues to operate a 36 MW bioenergy plant adjacent to its Mackenzie sawmill, while East Fraser Fiber maintains chip plant, finger-joint manufacturing and harvesting operations in the community.

At the municipal level, Mackenzie has also benefited from meaningful public infrastructure renewal, including a new fire hall, a 62-space child care facility, airport improvements and water treatment upgrades. These investments improve the community's ability to attract, service and retain workers, which is a direct foundation for residential rental demand. Combined with limited new purpose-built rental construction across smaller northern communities, Mackenzie offers a favourable backdrop for existing multifamily assets, where workforce-oriented tenancy, constrained supply and a growing regional project pipeline continue to support occupancy and long-term income durability.



## 99 STUART DRIVE

Unit No.	Unit Type	Size (SF)*	Current Rent	Annual Rent
1	Three Bedroom	960 SF	\$850	\$10,200
2	Three Bedroom	960 SF	\$825	\$9,900
3	Three Bedroom	960 SF	\$1,200	\$14,400
4	Three Bedroom	960 SF	\$1,400	\$16,800
5	Three Bedroom	960 SF	\$1,000	\$12,000
6	Three Bedroom	960 SF	\$920	\$11,040
7	Three Bedroom	960 SF	\$875	\$10,500
8	Three Bedroom	960 SF	\$950	\$11,400
9	Two Bedroom	900 SF	\$800	\$9,600
10	Two Bedroom	900 SF	\$720	\$8,640
11	Two Bedroom	900 SF	\$825	\$9,900
12	Two Bedroom	900 SF	\$1,200	\$14,400
13	Three Bedroom	960 SF	\$900	\$10,800
14	Three Bedroom	960 SF	\$1,200	\$14,400
15	Three Bedroom	960 SF	\$1,200	\$14,400
16	Three Bedroom	960 SF	\$900	\$10,800
17	Three Bedroom	960 SF	\$950	\$11,400
18	Three Bedroom	960 SF	\$850	\$10,200
19	Three Bedroom	960 SF	\$900	\$10,800
20	Three Bedroom	960 SF	\$900	\$10,800
21	Three Bedroom	960 SF	\$975	\$11,700
22	Three Bedroom	960 SF	\$1,200	\$14,400
23	Three Bedroom	960 SF	\$950	\$11,400
24	Three Bedroom	960 SF	\$950	\$11,400
25	Three Bedroom	960 SF	\$900	\$10,800
26	Three Bedroom	960 SF	\$950	\$11,400
27	Three Bedroom	960 SF	\$1,000	\$12,000
28	Three Bedroom	960 SF	\$900	\$10,800
29	Two Bedroom	900 SF	\$1,000	\$12,000
30	Two Bedroom	900 SF	\$850	\$10,200
31	Two Bedroom	900 SF	\$850	\$10,200
32	Two Bedroom	900 SF	\$850	\$10,200
<b>Total</b>	<b>32 Units</b>	<b>30,240 SF</b>	<b>\$30,740</b>	<b>\$368,880</b>

Owner's Unit - Projected Rent

\*Unit Sizes Provided by Owner - Interested Parties to Verify

## 99 STUART DRIVE

Stabilized - Current	Notes	
Rental Income		\$368,880
<b>Projected Gross Income</b>		<b>\$368,880</b>
Less Vacancy Allowance	2.40%	(\$8,853)
<b>Effective Gross Income</b>		<b>\$360,027</b>

Stabilized Annual Expenses	Notes	Total	% of EGI	Per Unit
Insurance	Actual 2025	\$26,500	7.36%	\$828
Repairs & Maintenance	\$950 per Unit	\$30,400	8.44%	\$950
Caretaker	\$635 per Unit	\$20,320	5.64%	\$635
Property Tax	Actual 2025	\$15,638	4.34%	\$489
Utilities	Actual 2025	\$38,428	10.67%	\$1,201
Snow Removal	Actual 2025	\$4,803	1.33%	\$150
Property Management	4.25% of EGI	\$15,301	4.25%	\$478
Miscellaneous	1.70% of EGI	\$6,120	1.70%	\$191
<b>Total Expenses</b>		<b>(\$157,510)</b>	<b>43.75%</b>	<b>(\$4,922)</b>
<b>Stabilized Net Operating Income</b>		<b>\$202,516</b>		

99 Stuart Drive offers a highly functional townhouse-style configuration that is unique within the Mackenzie multifamily market. Each suite includes its own private basement, providing tenants with in-suite laundry and a dedicated hot water tank. This eliminates the need for shared laundry facilities and common mechanical systems, while improving tenant appeal and reducing operating exposure for ownership.

The building exterior is finished with vinyl siding over the original stucco substrate, providing a durable and low-maintenance exterior profile well suited to Mackenzie's northern climate. Windows were replaced approximately ten years ago, reducing near-term capital exposure while supporting energy efficiency and tenant comfort. The property also benefits from fibre optic connectivity throughout the building, an increasingly important amenity in northern communities where reliable high-speed internet is a key tenant expectation.

Suite interiors include a mix of original and upgraded finishes, offering a clear value-add pathway for a purchaser. Flooring includes a combination of tile, linoleum, laminate, carpet and vinyl plank, with several suites already improved. Five suites have been identified as upgraded, with select units offering dishwashers. This range of finish levels provides an immediate opportunity to continue a strategic unit-by-unit renovation program as suites turn over, allowing a purchaser to drive rental growth while maintaining existing income.

The property is separately metered for hydro and gas on a per-unit basis, with electricity paid directly by tenants through individual BC Hydro accounts. Each suite is serviced by 100-amp electrical, and while gas infrastructure is in place, the gas line extension completed in 2022 remains unconnected, providing future optionality for heating or appliance upgrades.

On-site parking is available for residents and visitors, an important amenity in the local market. Combined with private basements, in-suite laundry, individual hot water tanks and separately metered utilities, the property offers a practical and tenant-friendly configuration that distinguishes it from conventional apartment buildings.

Overall, 99 Stuart Drive represents a well-serviced residential asset with a strong baseline of existing improvements and a clear capital improvement runway. The property's townhouse-style layout, private basement configuration, fibre optic infrastructure and separately metered utilities provide a compelling foundation, while the mix of suite finishes and future utility optionality create a defined path for a value-add purchaser to enhance rents and long-term income performance.



For more information, please contact

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