



# TERRACE BAY

## Highway Commercial Properties



Terrace Bay is located 2 hours Northeast of Thunder Bay at the top of Lake Superior and has a local population of 3,500 within 10 minutes and over 150,000 within 2 hours. It is situated on highway 17 which is one of the main trucking routes through Canada and has a growing economy with the reopening of Terrace Bay Pulp Inc. which employs 425 and utilizes over 200 transport trucks a day to feed its operation with wood chips and deliver pulp.



Four Vacant Highway Commercial Building Lots are currently available directly across from Terrace Bay Pulp Inc. with full services including water, hydro, and sewer.

Property	Size	Price
Lot 1 Millenium Rd	1.210 ha	\$50,000
Lot 3 Millenium Rd	1.479 ha	\$120,000
Lot 4 Millenium Rd	1.494 ha	\$75,000
Lot 5 Millenium Rd	0.940 ha	\$80,000

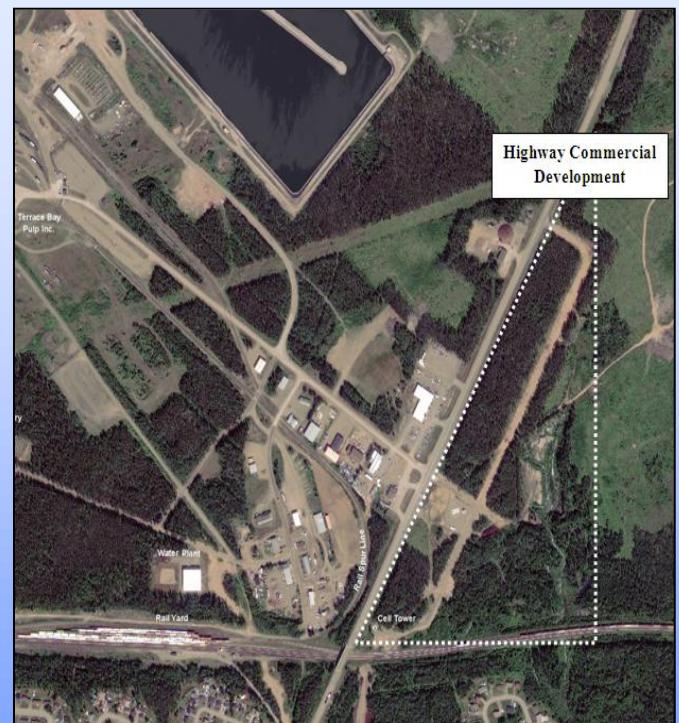
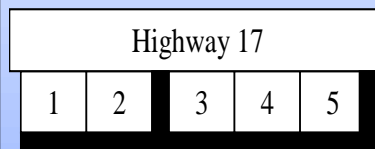


Diagram of Properties



Traffic is over 800,000 non-local vehicles a year

December 2009 Update : The 1<sup>st</sup> lot (unmarked beside Lot 1) was sold as a Cellular Tower and the 2<sup>nd</sup> lot (Lot 2) was sold to SPG as a Gas Station.

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Visit [www.terracebay.ca/business](http://www.terracebay.ca/business) for more information, maps, and statistics.**