

FOR SALE



COLUMBIA
COMMERCIAL NODE

CASTLEGAR
RECREATION CENTRE

SELKIRK MANOR
(44-UNIT APARTMENT)

STELLAR PLACE
CONDOS

COLUMBIA AVE

6TH AVENUE

CEDAR MANOR
(45-UNIT APARTMENT)

**+0.51 ACRES OF C2-ZONED MIXED-USE LAND
IN CENTRAL CASTLEGAR**

2157 & 2165 COLUMBIA AVENUE, CASTLEGAR BC

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PROPERTY DETAILS



MUNICIPAL ADDRESS

2157 & 2165 Columbia Avenue
Castlegar BC



SITE AREA

22,084 SF



NUMBER OF PARCELS

2



OCP DESIGNATIONS

TRAN (Transition Area)
Specific Growth Area



ZONING

C2 (Highway Commercial)



FRONTAGE

+105 feet



DEPTH

+200 feet



PRICE

\$495,000

EXECUTIVE SUMMARY

On behalf of the Seller, RLK Commercial is pleased to offer for sale a 100% freehold interest in 2157 & 2165 Columbia Avenue, located in Castlegar, BC (the "Property" or "Site"). Featuring +0.51 acres of C2-zoned (mixed-use) land, with +100 feet of frontage along Columbia Avenue, rear site access from 6th Avenue, and favourable zoning entitlements allowing multi-unit residential with commercial at grade or an all-commercial development, the Property offers an exciting opportunity for development upside. Centrally located with prominent exposure and direct access from both Columbia and 6th avenues, the Property sits immediately across the street from the Castlegar Recreation Centre, featuring significant green space, an indoor pool, ice rink, skatepark, tennis courts, and soccer fields. Columbia Avenue represents Castlegar's primary commercial corridor, with a long list of retail, restaurant and service amenities located within 400 metres of the Site, including Canadian Tire, BMO, McDonald's, A&W, 7-Eleven, Boston Pizza, Shoppers Drug Mart, Mark's Work Warehouse, and the Sandman Hotel, among many others. Castlegar represents one of the BC Interior's strongest residential and tourism markets.

LOCATED AT THE HEART OF CASTLEGAR



CROWSNEST HIGHWAY (HWY 3)

**PANAGO**
**BMO**
**Sandman**
HOTELS | INNS | SUITES

**Mark's**
**McDonald's**
ANDRE'S
ELECTRONIC EXPERTS
**SHOPPERS**
DRUG MART
**Boston**
Pizza

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6TH AVENUE

COLUMBIA AVE



CENTRAL LOCATION IN THE “HUB OF THE KOOTENAYS”

With immediate access to Highway 6 via Columbia Avenue within minutes, the Property offers convenient regional connectivity throughout the BC Interior and to the U.S. border (~1 hr.). Castlegar represents a key commercial hub in the BC Interior, given its location along Highway 3 (Crowsnest Highway), connecting Alberta in the east to Vancouver in the west (and Kelowna via Highway 33). Castlegar’s West Kootenay Regional Airport (WKRA) with Air Canada Jazz, runs the most consistent regional flight schedule to major regional destinations. Local businesses in the Kootenay Region benefit from a total trade area of nearly 70,000 people, and a thriving tourism industry that in 2019 saw ~550,000 visitors spend over \$600 million.

DRIVE TIMES

REGIONAL		LOCAL	
Cranbrook	2 hrs 30 mins	Playmor Junction	15 mins
Osoyoos	2 hrs 30 mins	Trail	20 mins
Spokane, WA	3 hrs	Nelson	30 mins
Kelowna	3 hrs 15 mins	Salmo	30 mins
Kamloops	5 hrs	Grand Forks	1 hr
Calgary	6 hrs 30 mins	U.S. Border	30 mins
Vancouver	6 hrs 30 mins	Creston	1 hr 20 mins



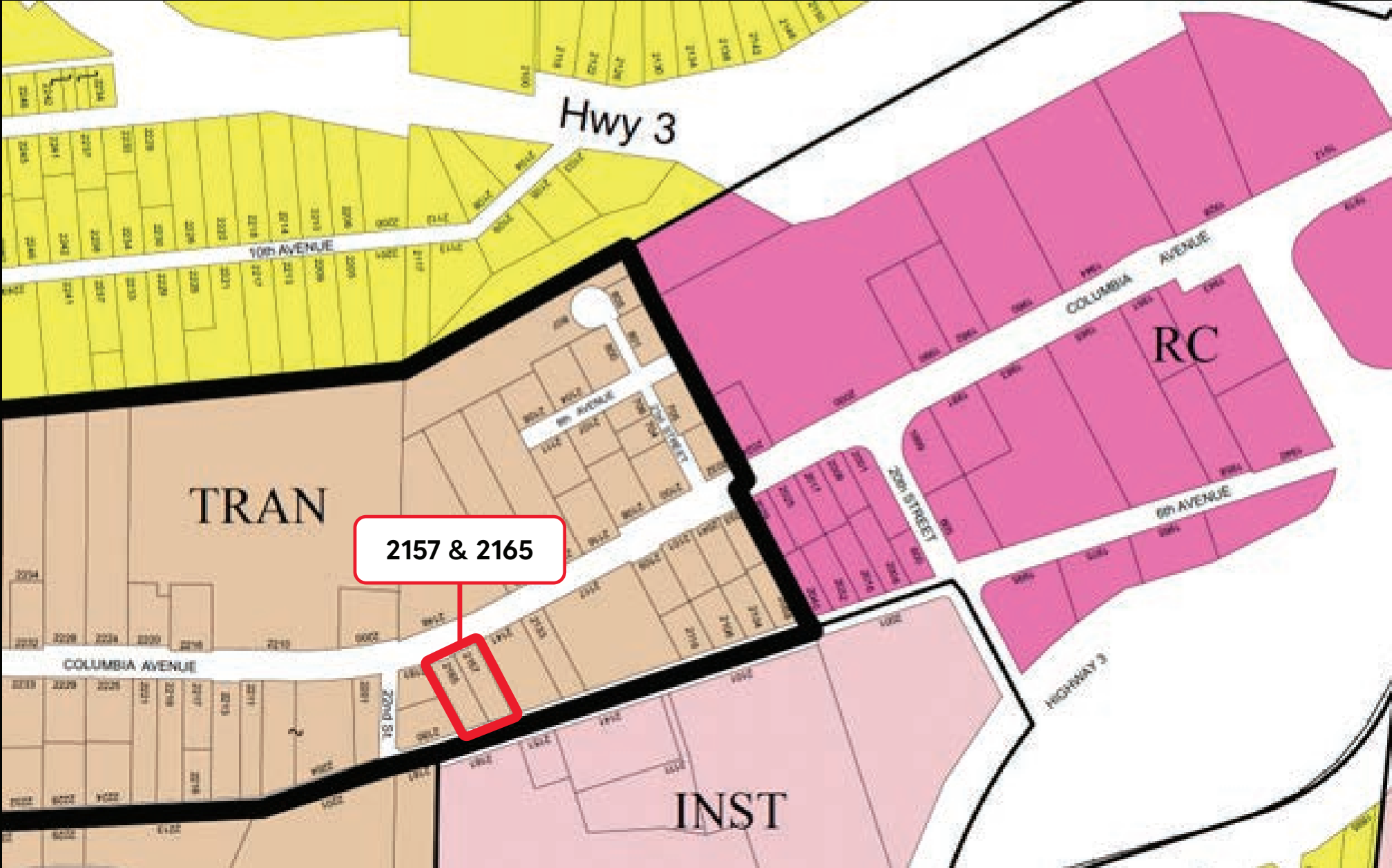


OCP MAP

 RC
Reg Commercial
Area

 TRAN
Transition Area

 INST
Institutional
(Rec Centre)



OFFICIAL COMMUNITY PLAN SUMMARY

24th Street Growth Area

The Site is located in the 24th Street Growth Area, which seeks to guide development on the following bases, among others:

- The Plan intends to create concentrations of development that:
 - bring the places where people live closer to where they go to school, shop, work and gather, or
 - bring the places where people shop, work, and gather closer to where the people live.
- Promote diversity in the housing stock within the specific growth areas.
- Discourage new residential development outside of the specific growth areas.
- Encourage higher residential densities within the specific growth areas.
- Promote the development of vacant areas already designated residential or commercial before considering changes to land use in areas designated urban reserve.
- Direct multiple unit or commercial and residential mixed use development to vacant lots or those appropriate for redevelopment.
- Encourage redevelopment to higher residential densities.
- Ensure that affordable, special needs and rental housing is maintained and strive to develop new supply.

Transition Area

The Site is designated as a Transition Area in the OCP. The areas designated as Transition are envisioned to redevelop over time to multiple unit type residential and other land uses and activities that are appropriate for a residential neighbourhood. Transition Area Goals and Policies include:

- Encourage redevelopment of Transition area from single family homes to multiple family and commercial uses.
- Direct multiple unit or commercial and residential mixed use development to vacant lots.
- Appropriate commercial development includes:
 - retail and service commercial;
 - personal, community and professional services; and,
 - Multiple unit buildings with ground floor employment generating uses such as retail commercial.
- Discourage the development of strip mall commercial development.
- Discourage parking in front of buildings.
- Promote innovative parking solutions that help create an interesting visual environment.
- Increase the population in areas designated Transition.
- Ensure that commercial uses at street-level create employment opportunities and generate pedestrian activity.

OFFICIAL COMMUNITY PLAN SUMMARY - CONT'D

- Encourage the upgrading of building facades and streetscape features.
- Encourage a wide-range of live-work or home-based business opportunities.
- Encourage improvements to heritage buildings.
- Encourage redevelopment to higher residential densities.
- Ensure that affordable, special needs and rental housing is maintained, and strive to develop new supply.
- Ensure that commercial establishments maintain a high-quality facade and street signage.
- Improve the pedestrian and bicycling amenities as per the City's Bicycle and Pedestrian Master Plan.
- Maintain an appropriate buffer to non-residential uses by means of setbacks and landscaping.

ZONING SUMMARY

Highway Commercial Zone (C2)

Max. Lot Coverage: 70%

Max. Building Height: 14.0 m

Max. Building Height: 2.0x

Lands, buildings, and structures in C2 Zone may be used for the following purposes:

- | | | | |
|----|--|----|---|
| a. | hotels, motels | j. | health spas, gymnasia |
| b. | multiple dwellings | k. | arcades, billiard halls, bowling alleys |
| c. | auto-repair shops, gasoline stations, car washes | l. | taxi dispatchers, bus depots |
| d. | retail stores, building supplies | m. | recycling depots |
| e. | office uses | n. | childcare centers, community services |
| f. | general service uses | o. | auxiliary dwellings |
| g. | restaurants, neighborhood pubs | p. | cannabis retail (Bylaw 1276) |
| h. | automobile dealers, automobile rentals | | |
| i. | music, dance and art studios, private schools | | |

CONTACT

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