

FOR SALE



TWIN RIVERS MOTEL

DYNAMIC MOTEL INVESTMENT & REPOSITIONING OPPORTUNITY

1485 COLUMBIA AVENUE, CASTLEGAR, BC

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


OVERVIEW

RLK Commercial is pleased to offer for sale a 100% interest in the Twin Rivers Motel, located at 1485 Columbia Avenue in Castlegar, BC – an exceptional investment and repositioning opportunity with consistent occupancy and tremendous upside. Featuring 15 suites complete with kitchenettes, 6 serviced RV pads including a detached mobile home, a 2-4 bedroom manager’s suite, and flexible C-2 (Highway Commercial) zoning, the property lends itself well to overnight, short-term, or long-term rentals. With consistent average occupancy of 70.8% for the 18 months ended Dec-2023, the property has recently capitalized on significant demand from regional industrial shutdown workers and Castlegar’s unprecedented number of construction projects, which require accommodations for their workers.

Located along Columbia Avenue – Castlegar’s primary commercial corridor – and immediately adjacent to Tim Hortons, Dollarama, No Frills and Barburrito. Situated on the banks of the mighty Columbia River, motel guests and tenants benefit from scenic mountain valley views and beautiful forest walking trails, directly connecting the property to the riverside below.

Twin Rivers Motel is being offered as either a share sale or an asset sale.

PROPERTY DETAILS

-  **MUNICIPAL ADDRESS**
1485 Columbia Ave, Castlegar BC
-  **TYPE**
Motel
-  **TOTAL AREA (SQ. FT.)**
7,045⁽¹⁾
-  **NUMBER OF SUITES**
17⁽²⁾ plus 6 serviced RV pads
-  **SITE AREA (AC.)**
1.23
-  **COLUMBIA AVE FRONTAGE**
~200 feet
-  **ZONING**
C2 (Highway Commercial)
-  **PID**
016-927-354
-  **LIST PRICE**
\$1,400,000 (~\$82,300/door)

⁽¹⁾ ~6,565 sq. ft. across 15 suites and manager’s suite, plus 12’x40’ (~480 sq. ft.) mobile home.

⁽²⁾ Includes 15 motel suites, 1 manufactured home, and 1 manager’s suite.

PROPERTY OVERVIEW

Twin Rivers Motel features two building blocks. "Block 1" sits parallel to Columbia Avenue, and includes 6 motel "bachelor" suites, with open concept living room, full size kitchen with stove and fridge, private bedroom and bathroom. Connected to Block 1 is the manager's office, laundry room, and storage for motel operations. A 900 sq. ft. manager's suite is also connected to Block 1, featuring 2-4 bedrooms, one bathroom, a kitchen, and large living/dining areas. A ~600 sq. ft. uninsulated detached garage with two overhead doors sits behind the manager's suite.

"Block 2" sits perpendicular to Columbia Avenue, and includes 9 "studio" suites, with an open concept bedroom/living room with room for 2 beds, one bathroom, and kitchenette with stove (6 of 9). All units have a mini-fridge, microwave and coffeemaker.

Each block has one gas fired hot water tank. The laundry room and manager's residence also have their own hot water tanks. Power is estimated at 125 amps to Block 1 motel suites, 125 amps to the manager's residence, and 200 amps for Block 2.

An additional 6 serviced RV pads sit behind Block 2, each with power and water, fed from same 125 amp service as the Block 1 suites.



SITE PLAN

COLUMBIA RIVER

MOBILE HOME

Tim Hortons

PROPERTY BOUNDARY

BLOCK 2

PARKING
(6 STALLS)

SERVICED RV PARKING
(6 STALLS)

GARAGE

MANAGER'S
SUITE YARD

MOBILE
HOME PARK
(6 LOTS)

PROPERTY BOUNDARY

BLOCK 1

MANAGER'S
SUITE

PARKING
(12 STALLS)

COLUMBIA AVE

FLOOR PLANS

BLOCK 1



BLOCK 2



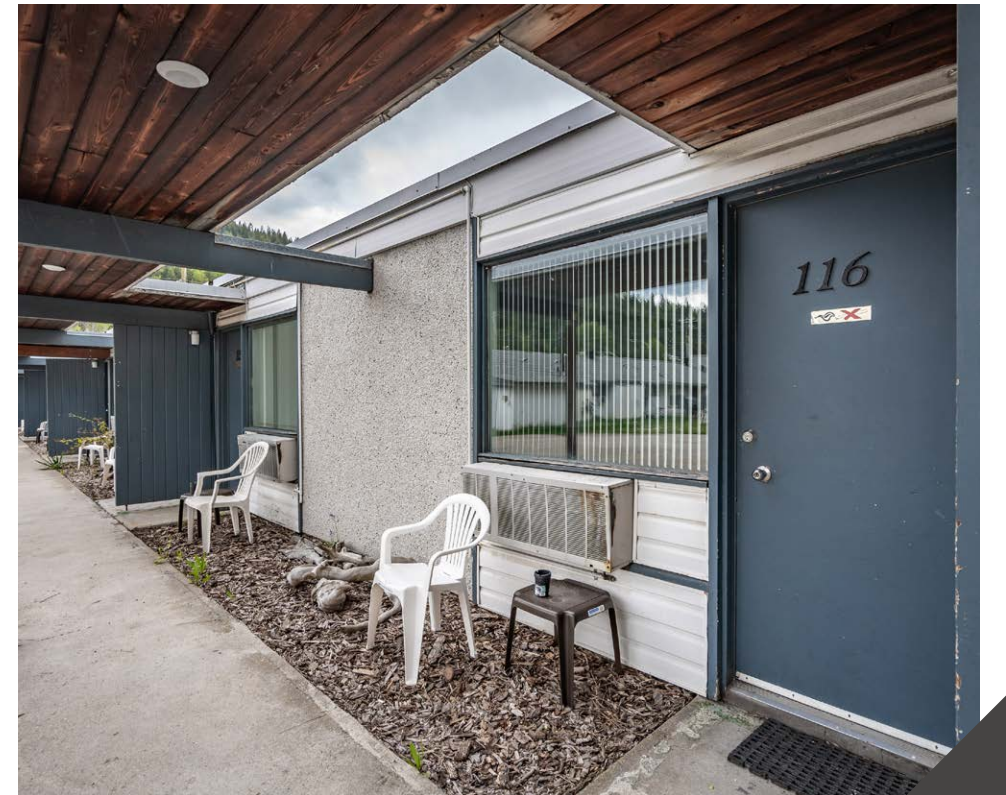
LOCATION OVERVIEW

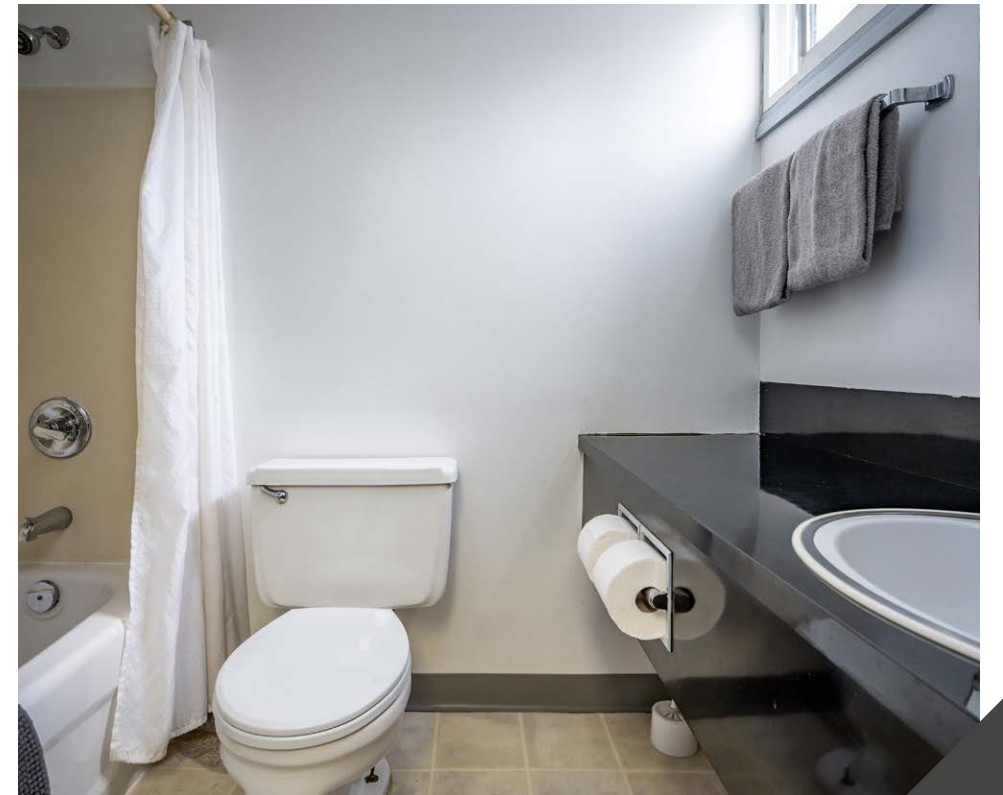




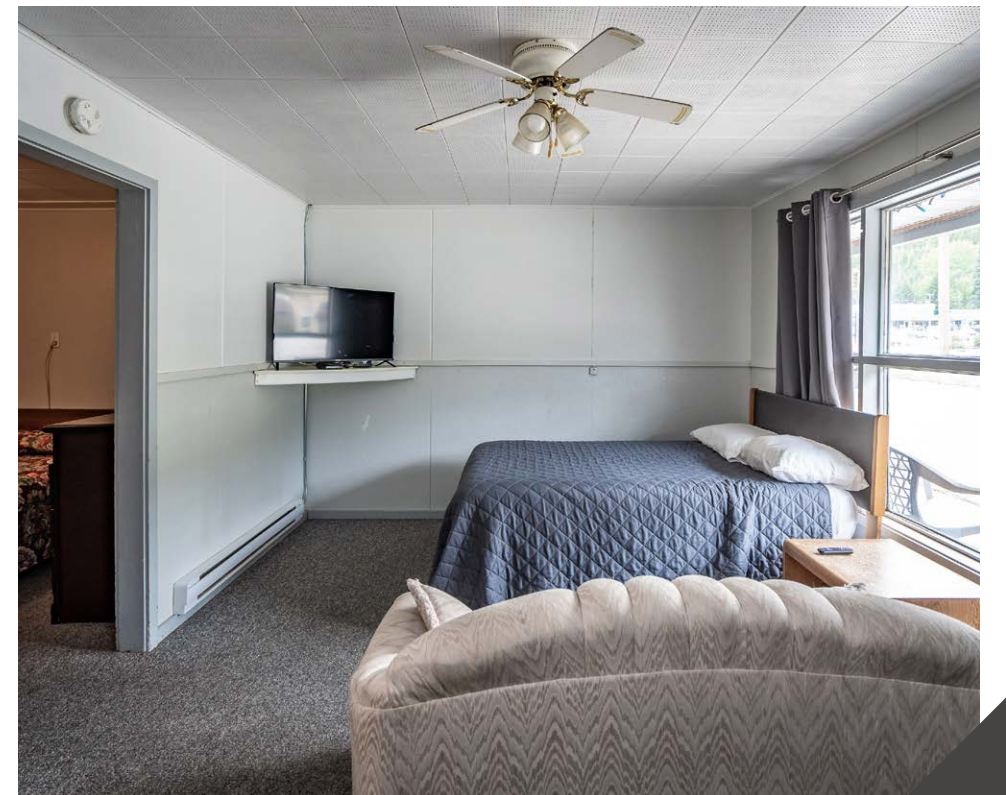
















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