

# FOR SALE



2213 6TH AVE

COLUMBIA AVE

6TH AVENUE

**+1 ACRES OF M1-ZONED INDUSTRIAL LAND  
IN CENTRAL CASTLEGAR**

2213 6TH AVENUE, CASTLEGAR BC

TRISTAN CHART, CFA  
tristan@tristanchartcommercial.com  
www.rlkcommercial.com  
250.777.7493












**2213 6TH AVE**

**6TH AVENUE**

# PROPERTY DETAILS

-  **MUNICIPAL ADDRESS**  
2213 6th Avenue, Castlegar BC
-  **SITE AREA**  
~44,256 SF
-  **EXISTING BUILDINGS (2)**  
Garage +/- 1,400 SF  
Mobile Home/Office +/- 900 SF
-  **ZONING**  
M1 (Light Industrial)
-  **FRONTAGE**  
+350 feet
-  **DEPTH**  
~90 to ~140 feet
-  **PRICE**  
**\$889,000**

## EXECUTIVE SUMMARY

On behalf of the Seller, RLK Commercial is pleased to offer for sale a 100% freehold interest in 2213 6th Avenue, located in Castlegar, BC (the "Property"). Featuring +1 acres of M1 (Light Industrial) zoned land, with +350 feet of frontage along 6th Avenue, the Property offers an exceptional opportunity for industrial developers or businesses purchasing for their own use. Centrally located with prominent exposure and direct access from 6th Avenue, Castlegar's most coveted industrial node, the Property sits adjacent to many of Canada's most significant industrial brands and trucking outfits, including Air Liquide, WESCO, Old Dutch, Stutters Restorations, Applied Industrial Technologies, Clark Freightways, and Zion Trucking, among many others. The Crowsnest Highway (Hwy 3) interchange is provided within a three-minute drive, providing efficient regional connectivity east to Calgary or west to Kelowna and Vancouver. Endless restaurant, service and entertainment amenities are further located just a one-minute drive from the Property along Columbia Avenue.

# IMMEDIATE PROXIMITY TO REGIONAL HIGHWAYS & AREA AMENITIES



**CROWSNEST HIGHWAY (HWY 3)**

**NEW 8-UNIT  
APARTMENT**

**COLUMBIA AVE**

**6TH AVENUE**

**CANADIAN TIRE**  
**A&W**  
**PANAGO**  
**BMO**  
**Sandman**  
HOTELS | INNS | SUITES

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

**CASTLEGAR  
REC CENTRE**

**Esso**  
BULK PLANT

# 6TH AVENUE INDUSTRIAL NODE



6TH AVE  
MINI STORAGE



PARK PLACE  
CONDOS



FORMER  
RONA



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



# ZONING SUMMARY

**Max. Lot Coverage:** 60%

**Max. Floor Area Ratio (FAR):** 1.8x

**Lands, buildings, and structures in M-1 Zone may be used for the following purposes:**

- a. light industrial uses, industrial equipment rentals
- b. small warehouses, warehouses, wholesale stores, storage facilities excluding junkyards
- c. retail warehouses, building supplies
- d. automobile dealers, automobile rentals
- e. recreational vehicle dealers, mobile home, and modular home dealers
- f. auto-repair shops, gasoline stations, car washes
- g. auto-body shops, truck repair shops
- h. gasoline key locks, bulk fuel depots
- i. taxi dispatchers, bus depots
- j. recycling depots
- k. truck terminals, freight stations
- l. garden supplies, feed stores
- m. nurseries
- n. animal hospitals, veterinary clinics, kennels, pet grooming; (Bylaw 1270)
- o. machine shops, metal plating shops
- p. office uses

# ENVIRONMENTAL SUMMARY

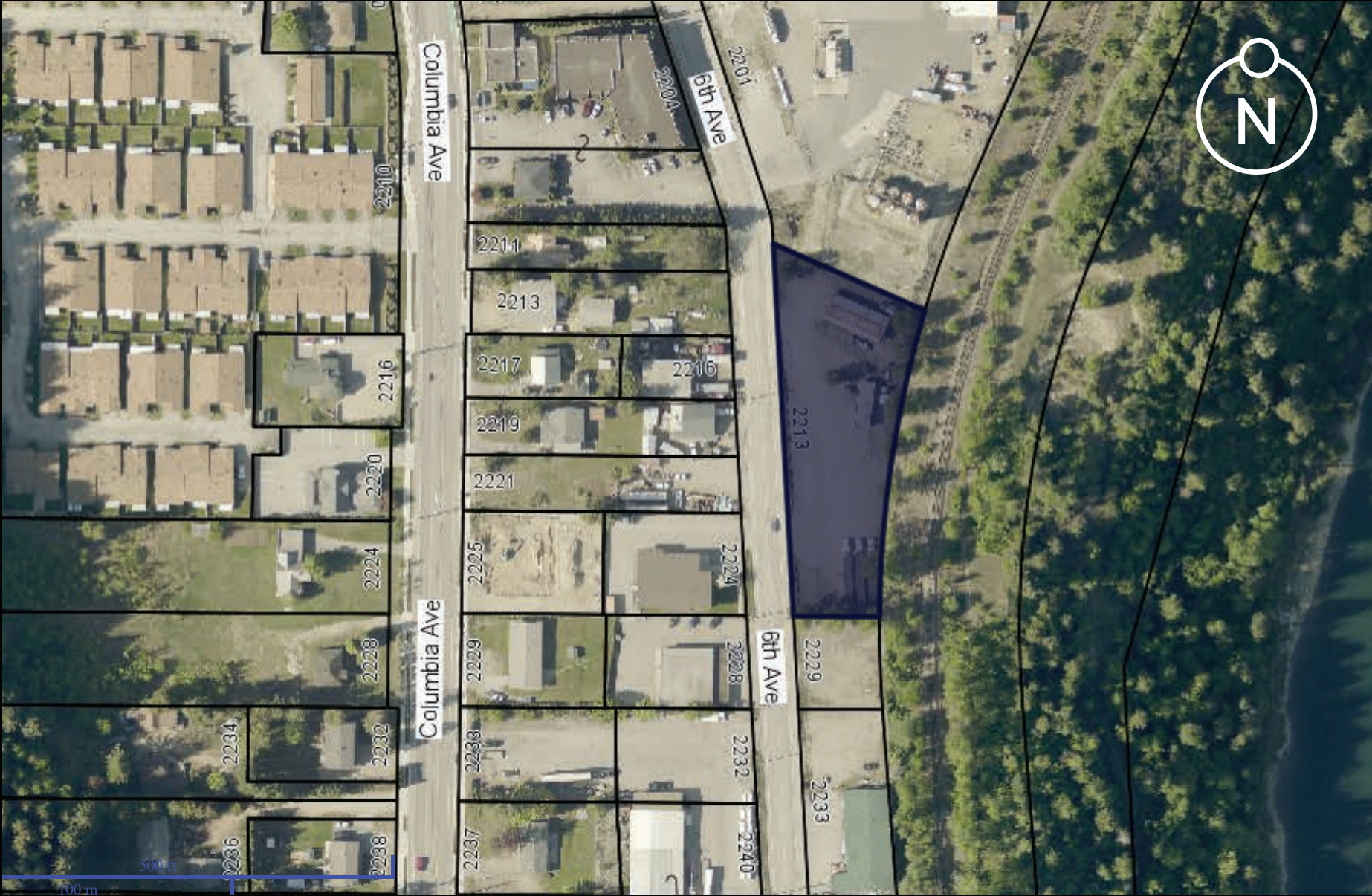
The Property has a Certificate of Compliance issued November 30th, 2001, confirming the site had been satisfactorily remediated for commercial/ industrial uses.

Prior to 2001, the site had been used as a cardlock fuel station. The current owner has owned the Property since 2019, using the site primarily as a parking lot for its commercial vehicles and office use within the mobile building.

# BUILDINGS ON SITE



# AERIAL MAP





# CONTACT

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