

FOR SALE



**LARGE SCALE COMMERCIAL BUILDING
WITH DEVELOPMENT LANDS**
2240 & 2232 6TH AVENUE AND
2233 COLUMBIA AVENUE, CASTLEGAR

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EXECUTIVE SUMMARY

On behalf of the Seller, RLK Commercial is pleased to offer for sale a 100% freehold interest in 2240 and 2232 6th Avenue, and 2233 Columbia Avenue, located in Castlegar, BC (collectively the “Properties” or individually the “Property”). Featuring an industrial building (former RONA) with an estimated +32,000 SF of warehouse, showroom, office, and interior/exterior storage area, and two immediately adjacent land parcels fronting on and connecting both 6th Avenue and Columbia Avenue, the portfolio offers an exceptionally rare opportunity to acquire an industrial property of significant scale complemented by ~0.71 acres of premium development land in one of Castlegar’s most coveted mixed-use commercial and residential areas. The Properties are being offered either as a package or individually, however, it is the Seller’s preference to secure a sale for 2240 6th Avenue before the sale of the vacant lands.

PORTFOLIO DETAILS

 MUNICIPAL ADDRESSES	2240 6th Ave	2232 6th Ave	2233 Columbia Ave
 TYPE	Industrial	Vacant land	Vacant land
 SITE AREA (AC.)	1.10	0.34	0.37
 YEAR BUILT / RENOVATED	1976 / 1997	-	-
 TOTAL FLOOR AREA	+32,000 SF	-	-
 ZONING	C3 and R4	C3	C3
 LIST PRICE	\$1,995,000	\$349,000	\$399,000

- 2240 6TH AVE
- 2232 6TH AVE
- 2233 COLUMBIA AVE

COLUMBIA AVE

6TH AVE



2240 6TH AVENUE

Rare Industrial Owner-User or Investor Opportunity

Originally built in 1976 with a two-storey extension added in 1997, the property was purpose-built for Arrow Building Supplies store, most recently branded as RONA until 2017. With the nearest remaining national brand building supply stores located in Trail (~25 mins) and Nelson (~35 mins), 2240 6th Avenue offers an exciting opportunity for related commercial businesses to strategically position themselves within the Castlegar market with limited regional competitive alternatives. Featuring main floor retail and warehouse space, 2nd floor office and storage, and substantial covered and secured warehouse space, the Property offers businesses and investors a wide range of potential uses and unit configurations. The main floor of the new building (~5,444 SF) is currently leased to a last-mile fulfilment company on a short-term basis.

PROPERTY DETAILS

Municipal Address	2240 6th Ave
Type	Industrial
Site Area (ac.)	1.10
Year Built / Renovated	1976 / 1997
Total Floor Area	+32,000 SF
Floor 1	~11,400
Floor 2	~11,400
Warehouse/Mezz. ⁽¹⁾	~2,600
Storage Bays ⁽¹⁾	~6,700
Zoning	C3 and R4
Power	400A 3 phase
Parking	Ample
Main/2nd Floor Ceilings	12' / 10'
Warehouse Ceilings	14' to 16'
List Price	\$1,995,000

⁽¹⁾ Warehouse/mezzanine and storage bays are uninsulated.



INTERIOR PHOTOS



INTERIOR PHOTOS



2232 6TH AVENUE & 2233 COLUMBIA AVENUE

+0.71 Acres of Exceptionally Located Development Lands

Representing one of the last remaining continuous tracts of land connecting Columbia Avenue with 6th Avenue, the Properties offer a total of ~0.71 acres (~0.34 and ~0.37 acres individually) of exceptionally located C3 (Service Commercial) zoned development land. With significant mixed-use developments currently active in the area such as The Park Place condos, and R4 (Medium Density Residential) zoning applicable to most adjacent properties, the Properties are ideally positioned to leverage an irreplaceable location in central Castlegar for commercial or potential residential redevelopment.

PROPERTY DETAILS

Municipal Addresses	2232 6th Ave	2233 Columbia Ave
Type	Vacant land	Vacant land
Site Area (ac.)	0.34	0.37
Frontage	~100 ft.	~100 ft.
Depth	~145	~160 ft.
Zoning	C3	C3
List Price	\$349,000	\$399,000

Note: A portion of the storage building on 2240 6th Ave is encroaching onto 2232 6th Ave.



WIDE ARRAY OF AREA AMENITIES



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

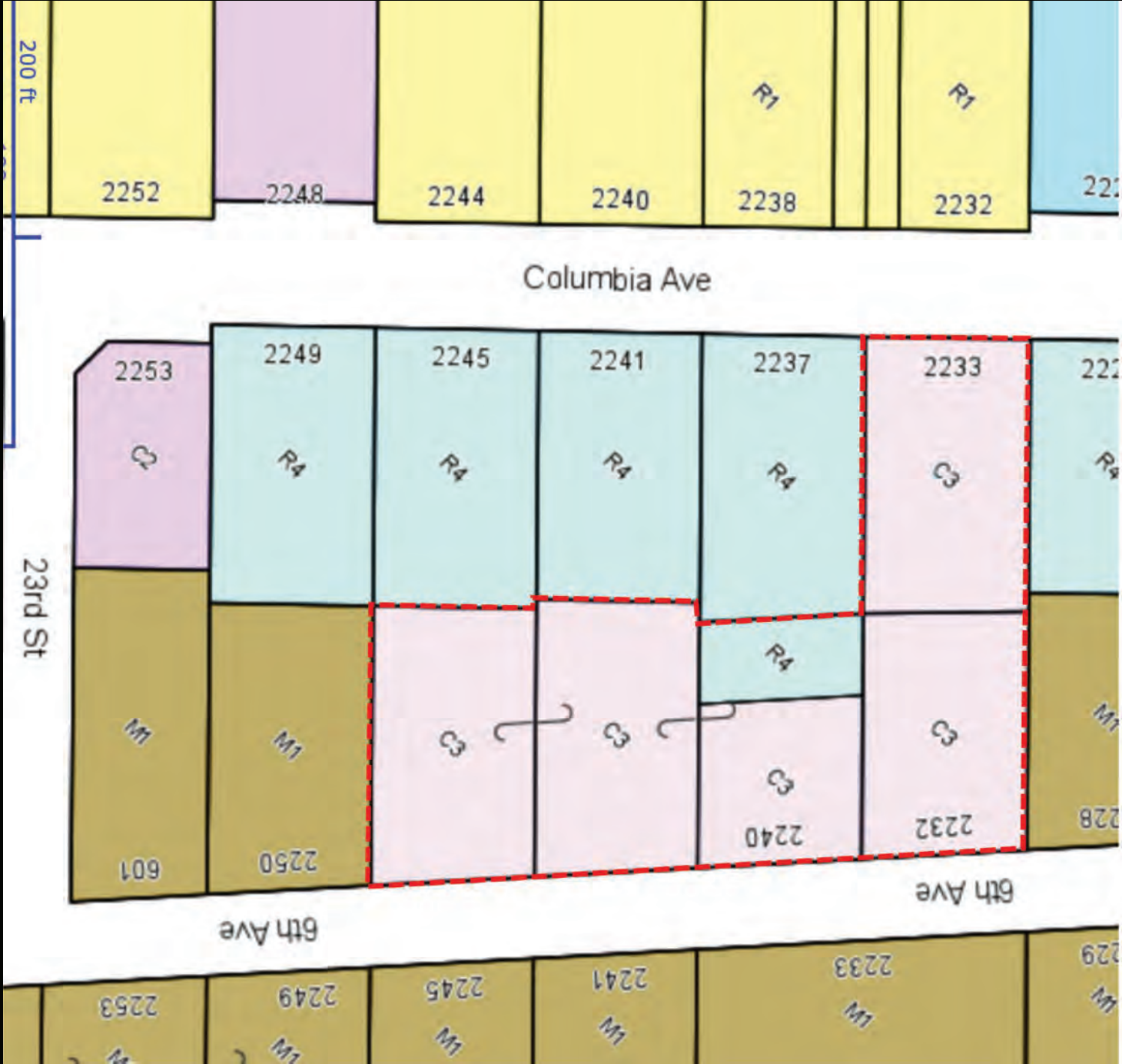
REGIONAL		LOCAL	
Cranbrook	2 hrs 30 mins	Playmor Junction	15 mins
Osoyoos	2 hrs 30 mins	Trail	20 mins
Spokane, WA	3 hrs	Nelson	30 mins
Kelowna	3 hrs 15 mins	Salmo	30 mins
Kamloops	5 hrs	Grand Forks	1 hr
Calgary	6 hrs 30 mins	U.S. Border	30 mins
Vancouver	6 hrs 30 mins	Creston	1 hr 20 mins



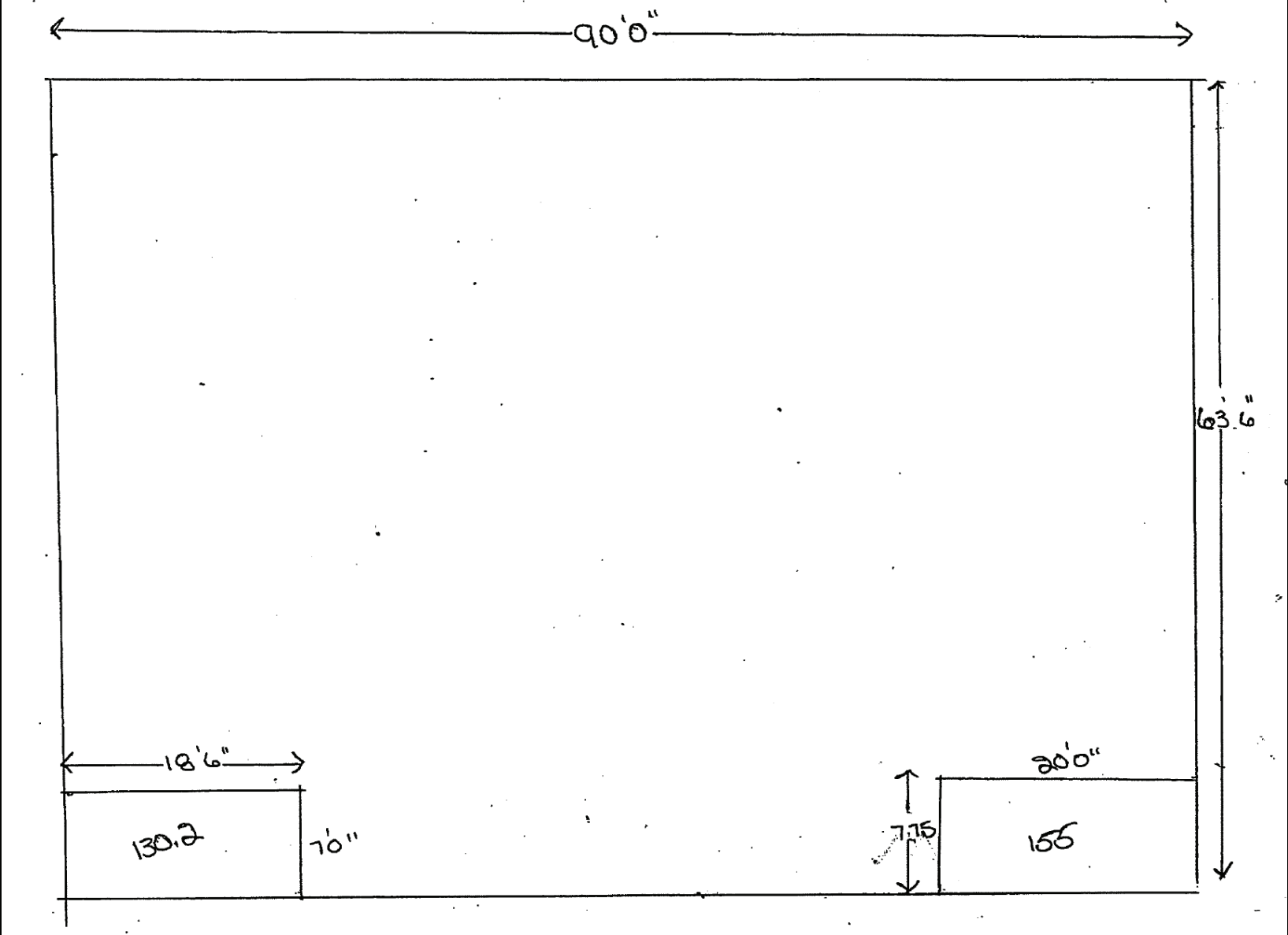
PROPERTY BOUNDARIES



ZONING MAP

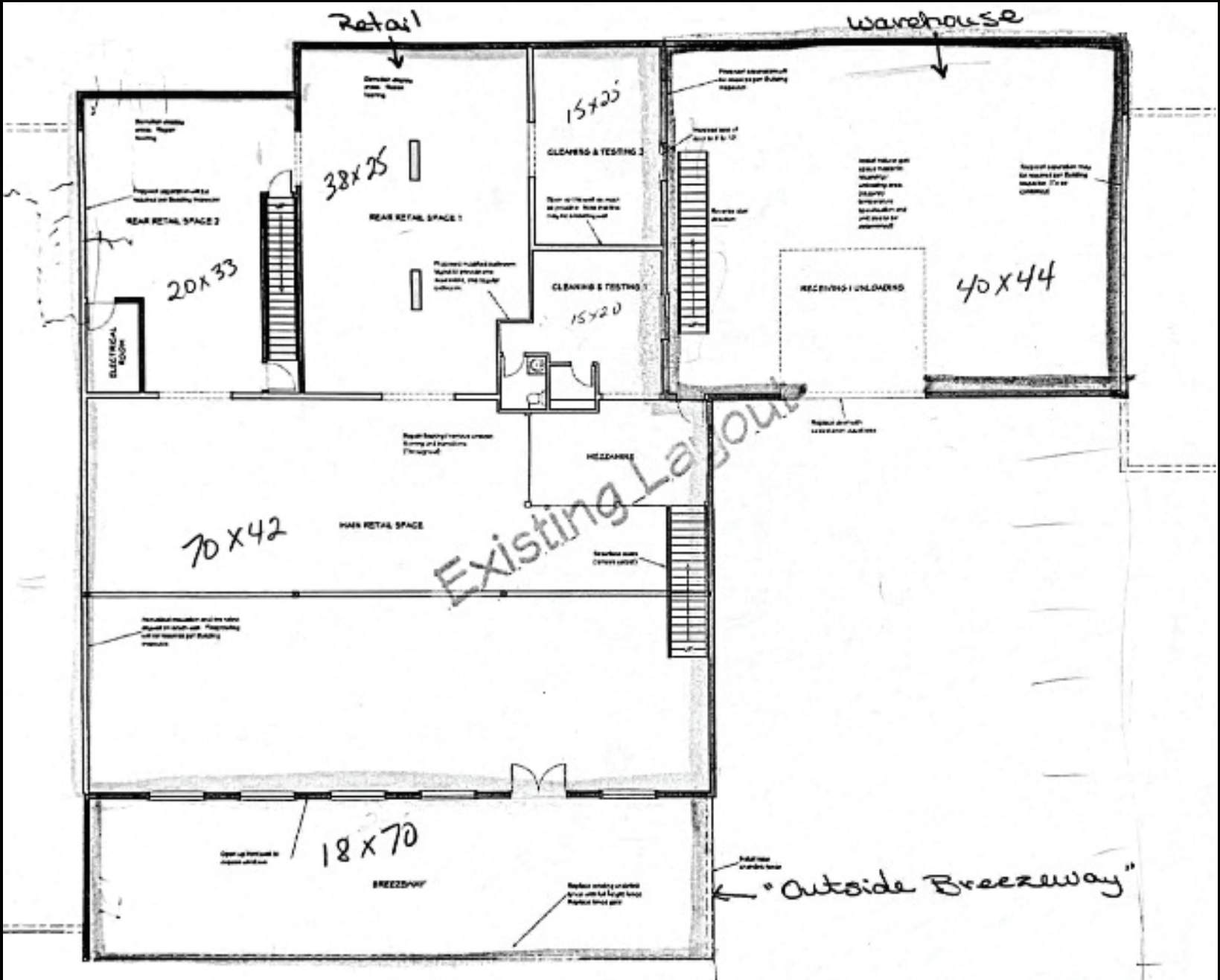


FOOTPRINT - EXPANSION PREMISES

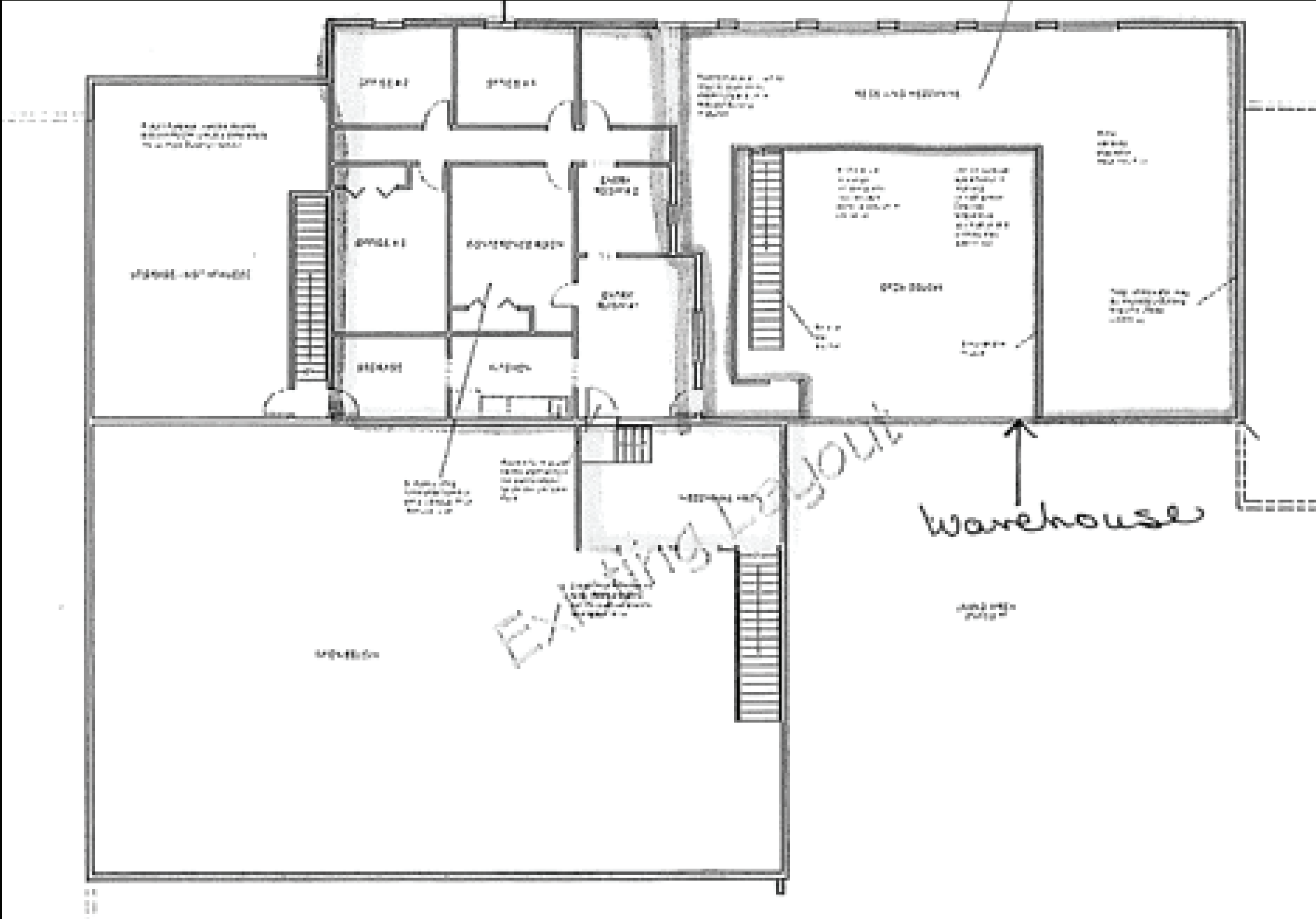


Note: the "Expansion Premises" represents the westernmost portion of the existing building.

FLOOR PLAN - ORIGINAL BUILDING - FLOOR 1



FLOOR PLAN - ORIGINAL BUILDING - FLOOR 2



CONTACT

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