

FOR SALE

NELSON
(3 MINS)

HIGHWAY 6

3505 HIGHWAY 6

**RARE FREESTANDING INDUSTRIAL BUILDING
WITH REDEVELOPMENT UPSIDE**

3505 HIGHWAY 6, NELSON BC

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ROYAL LEPAGE KELOWNA
RLK
COMMERCIAL



PROPERTY DETAILS


 **MUNICIPAL ADDRESS**
3505 Highway 6, Nelson, BC

 **SITE AREA**
1.78 acres

 **FLOOR AREA**

Floor 1	8,207 SF
Floor 2	2,910 SF
Total	11,117 SF

 **ZONING**
Unzoned

 **PARKING STALLS**
~28 + ~6 along Hwy

 **CEILING HEIGHTS**
12' to 18'

 **LOADING DOORS**
3 x drive-in doors (9'x9')

 **PRICE**
\$2,940,000

EXECUTIVE SUMMARY

On behalf of the Seller, RLK Commercial is pleased to offer for sale a 100% freehold interest in 3505 Highway 6, Nelson (the "Property"), representing a rare opportunity to acquire an 11,117 SF free-standing industrial building with multiple value add opportunities in Nelson, BC – one of the BC Interior's most coveted locations for combining business with lifestyle. Featuring direct highway access, highway signage and building exposure, multiple grade level loading bays, flexible zoning, 400-amp single phase power, significant parking, partitioning potential into multiple units, access to Nelson amenities within minutes, and several potential building expansion opportunities, 3505 Highway 6 offers investors and businesses an exceptional opportunity to secure a high quality commercial building with tremendous flexibility and upside.

PROPERTY DETAILS

Year Built	Approx. 1979
Construction	Concrete block, steel, and wood frame
Power	400 Amps single phase
Ceiling Heights	12' to 18'
Lighting	Installed throughout
Washrooms	3 with 1 shower
Air Conditioning	3 x inverter units
Heat	2 x 95% gas furnaces
Roof	Insulated rubber EPDM
Wastewater	1,600-gallon septic tank
Water	Single well
Easements	With neighbour for bridge access



INTERIOR PHOTOS



INTERIOR PHOTOS



INVESTMENT HIGHLIGHTS

Exceptional Physical Building Features

Originally purpose-built for Thunderbird Electric in approximately 1979, the majority of the building features concrete block and steel construction with the exception of the rear 18'-clear warehouse, which is constructed with wood framing. The front ~4,000 SF single-storey section of the building offers potential retail showroom and warehouse space with 12' clear heights. The middle section of the building offers additional warehousing on the main floor, with a second storey featuring office space, a kitchenette, a washroom with shower, and connection to the rear warehouse mezzanine. The rear warehouse features ~1,300 SF with 18' clear heights, a dedicated overhead door and mezzanine space. All three of the building's overhead doors are approximately 9 ft. x 9 ft. The rubber EPDM roof is insulated and these roofs are known to have life expectancies of 40 to 50 years when well maintained. The building further features two 95% efficiency gas-fired furnaces, three LG Inverter air conditioning units, and 400 amps single phase power. The Property's parking area which was recently repaved at a cost of ~\$90,000 offers parking for an estimated 28 vehicles, with additional parking along the highway for an approximately 6 vehicles.



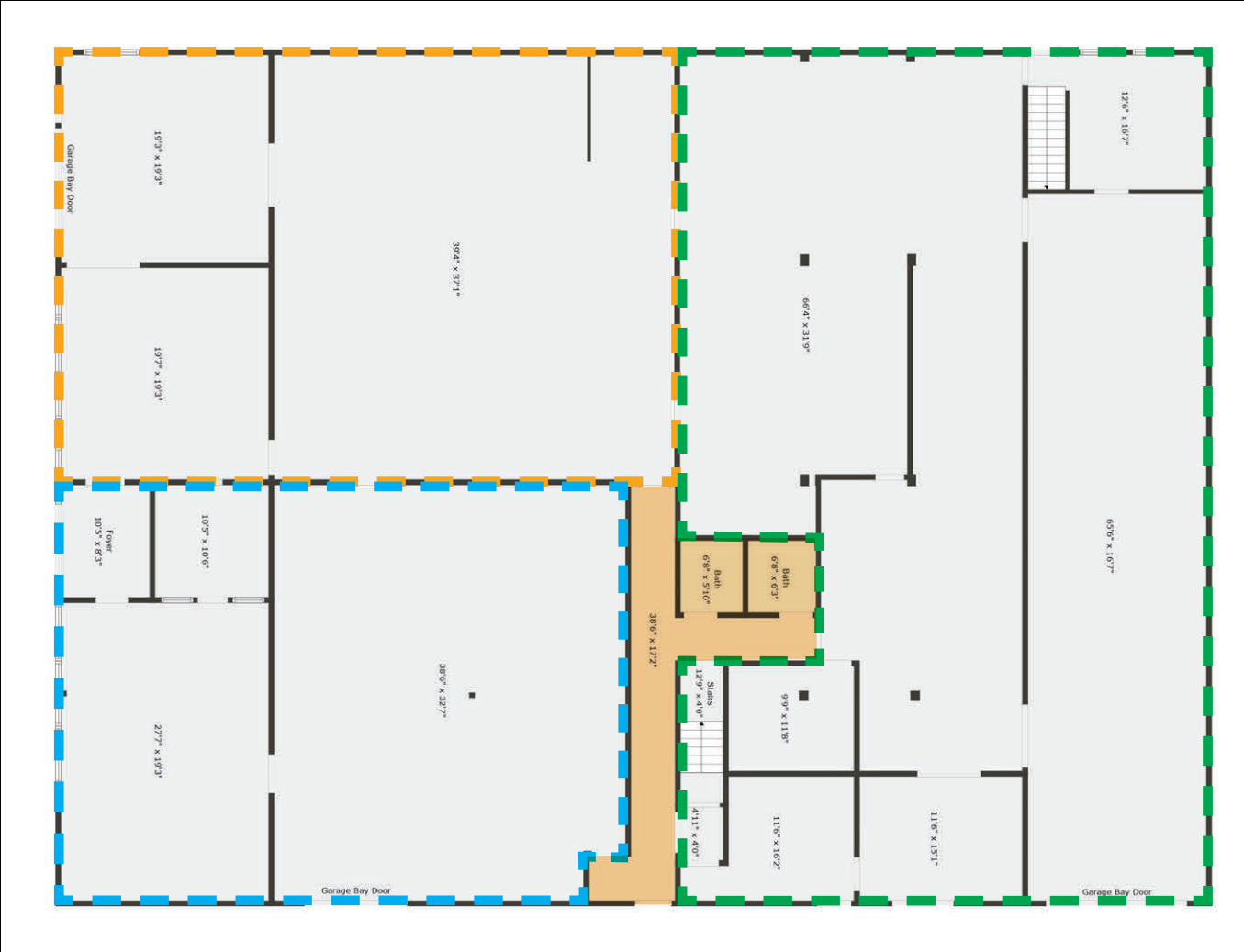
INVESTMENT HIGHLIGHTS

Partitioning Potential into Multiple Tenant Suites

The building's previous occupant made use of the entire building as a single user, however there is potential to partition the space into approximately three units with varying configurations, including at least one pedestrian door and overhead door per unit, as well as plumbing for sinks. The building's 400A power service also has three meter bases already added to the utility room for separate unit metering, while gas may also be separately metered. The below floor plan shows one potential configuration, with common area bathrooms accessible by all units. In this scenario, Floor 2 would be dedicated to Unit 3.

Potential Unit Configuration

- UNIT 1
- UNIT 2
- UNIT 3
- COMMON AREA



INVESTMENT HIGHLIGHTS

Potential Redevelopment Upside

Given its favourable location in the Regional District of Central Kootenay (RDCK), 3505 Highway 6 benefits from an “unzoned” zoning status, providing property owners with maximum flexibility. The Property therefore offers an opportunity to add a variety of complementary uses on the site, including office, retail, industrial, or residential. Given its robust concrete block and steel construction, the building may offer potential intensification opportunities through the addition of one or more storeys for residential or other use. A sewer pipe has already been roughed in adjacent to the building’s south exterior with connection to the septic tank to facilitate future redevelopment. With surplus developable land area at the rear of the building, a further opportunity may exist to maximize the rear warehouse floor area by demolishing the existing ~1,300 SF wood frame footprint and ~380 SF mezzanine (total ~1,680 SF), and rebuilding the warehouse to occupy all of the ~6,000 SF available developable land, offering a potential net increase in floor area of ~4,320 SF plus potential mezzanine space. Purchasers are advised to consult their respective planning, engineering or other relevant professional consultants to confirm the area measurements and required development prerequisites.

- EXISTING FOOTPRINT + MEZZ
- POTENTIAL REDEVELOPMENT AREA (~6,000 SF)



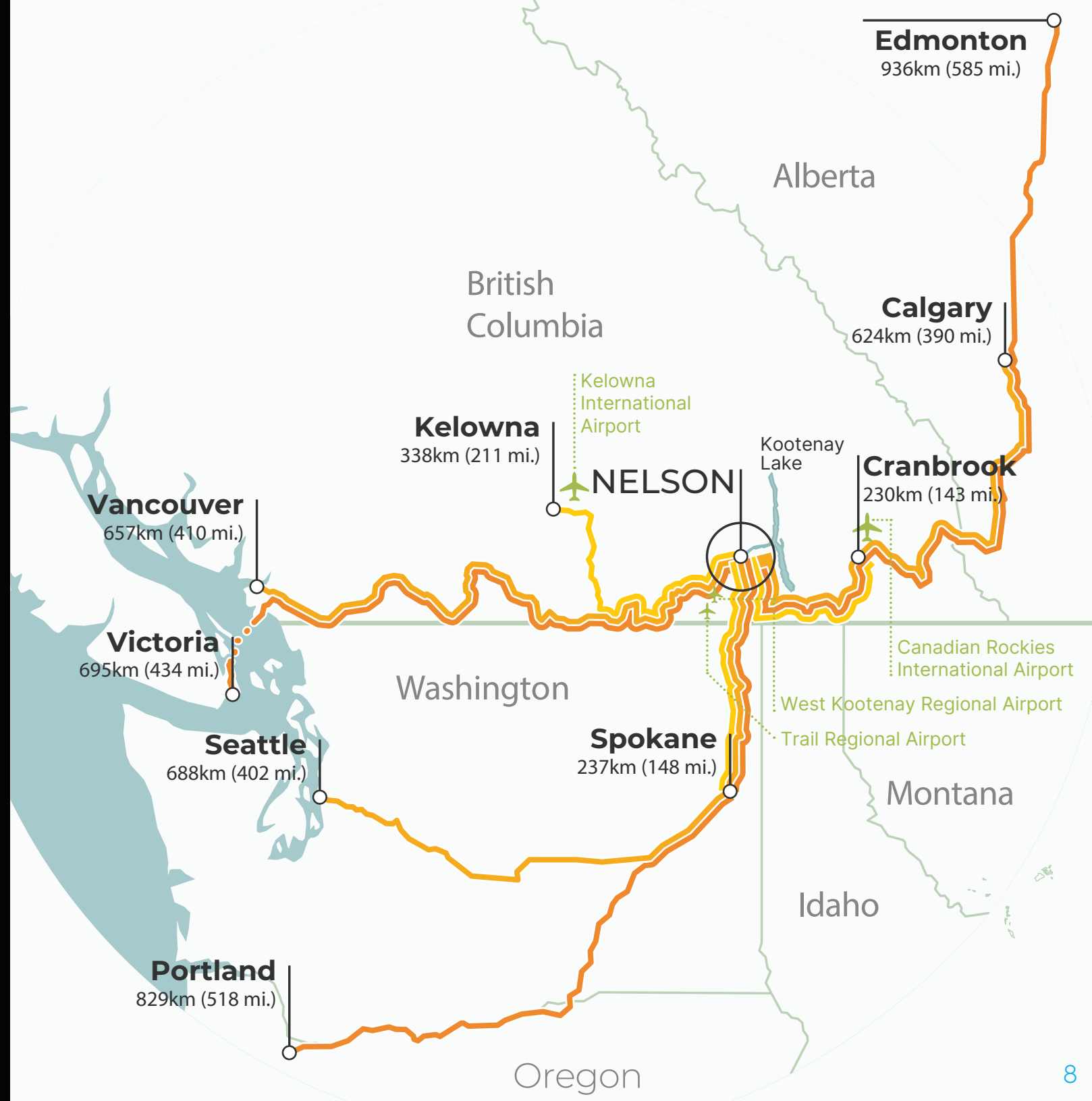
LOCATION

Central Location in the “Hub of the Kootenays”

With immediate access and exposure to Highway 6, the Property offers convenient regional connectivity throughout the BC Interior and to the U.S. border (~1 hr.). Nelson represents the commercial hub of the Kootenays, given its central location between Vancouver, BC (west), Calgary, AB (east), and Spokane, WA (south), and its access to several regional airports, including the West Kootenay Regional Airport (WKRA) (~30 mins). 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 45 mins	Playmor Junction	20 mins
Osoyoos	3 hrs	Castlegar	30 mins
Spokane, WA	3 hrs 15 mins	Salmo	30 mins
Kelowna	3 hrs 30 mins	Trail	45 mins
Kamloops	5 hrs 30 mins	Kaslo	1 hr
Calgary	6 hrs 30 mins	U.S. Border	50 mins
Vancouver	7 hrs	Creston	1 hr 30 mins



LOCATION

One of Canada's Most Desirable Places to Live and Work

Nelson is rich in amenities with retail, restaurant, and hospitality services within a 3-minute drive from 3505 Highway 6. Well known as a unique mix of big-city amenities with authentic small town charm, Nelson features a long list of restaurants, boutique stores, craft breweries, rustic cafes and high quality hotels, all nestled within a bustling downtown core. A long list of leisure and recreational activities including several golf courses, ski resorts and lakefront destinations further make Nelson an exceptional place for both business and lifestyle.

For more information about Nelson, visit www.nelsonkootenaylake.com.

+70,000

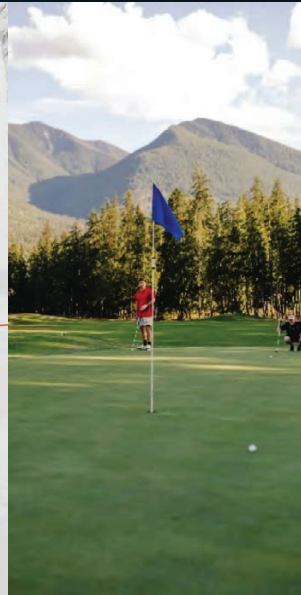
Total Trade Area Population

+10,400

Avg. Daily Vehicle Traffic (Hwy 3A)

+550,000

Annual Visitors



FLOOR PLANS

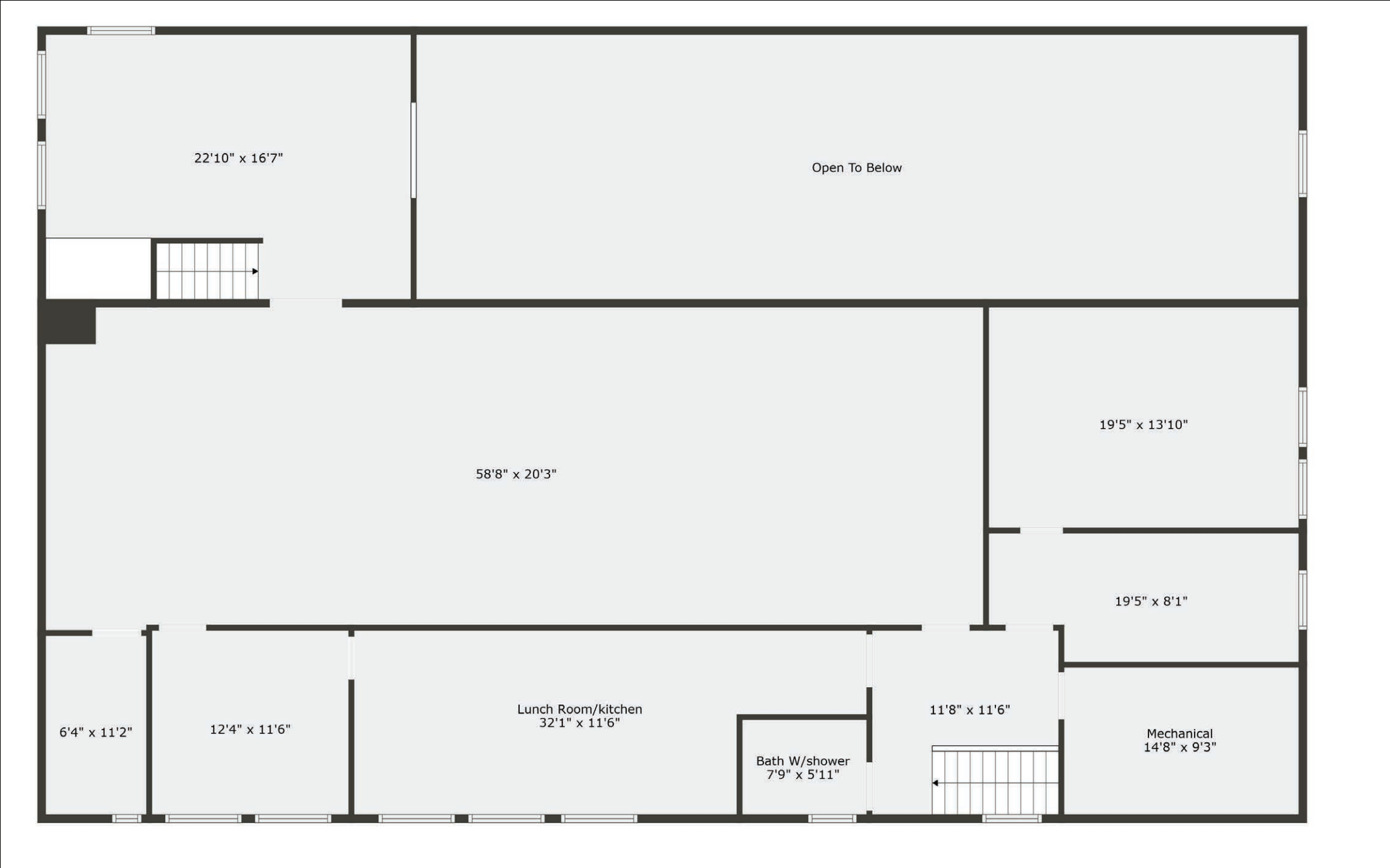
FLOOR 1
8,207 SF



FLOOR PLANS



FLOOR 2
2,910 SF



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