

FOR SALE



FULLY ZONED 68-UNIT MULTI-FAMILY DEVELOPMENT OPPORTUNITY

502 11TH AVENUE, CASTLEGAR BC

TRISTAN CHART, CFA

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ROYAL LEPAGE KELOWNA

COMMERCIAL

THE OPPORTUNITY

RLK Commercial is pleased to present 502 11th Avenue, a compelling multi-family development opportunity in Castlegar, British Columbia.

Positioned on the edge of Castlegar’s downtown core within an established residential neighbourhood, the Property combines a central location with meaningful development work already completed. The site is minutes from grocery, shopping, schools, parks, recreation, healthcare services and key transportation routes, creating a strong foundation for a well-located residential project.

The offering provides developers and investors with the opportunity to advance a substantial residential project while benefiting from Castlegar’s diversified employment base, near-zero residential availability driving strong market rent growth, and attractive West Kootenay lifestyle. Major regional employers include Mercer Celgar, Kalesnikoff, Selkirk College, Interior Health, government institutions and a strong industrial sector servicing Trail’s Teck Operations just 20 minutes away.

With zoning approvals and a significant package of technical, design and planning documentation already assembled, 502 11th Avenue offers a head start toward bringing much-needed new housing to the Castlegar market.



502 11TH AVENUE, CASTLEGAR BC

PROPERTY SUMMARY

FEATURE	DETAILS
Address	502 11th Avenue, Castlegar BC
Zoning Status	Zoning Approved
Site Area	1.48 acres
Approved Storeys	6
Proposed Units	68
Parking Requirement	1.16 stalls per unit
PID	023-747-013
Legal Description	LOT B DISTRICT LOT 11975 KOOTENAY DISTRICT PLAN NEP59024
Price	\$990,000



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INVESTMENT HIGHLIGHTS

- Current February 2026 design contemplates 68 residential suites
- Significant pre-development work and professional documentation already completed
- City Council approvals include a six-storey building variance and reduced parking ratio
- Central Castlegar location on the edge of the downtown core
- Established residential setting close to schools, parks, shopping, restaurants and recreation
- Convenient access to Highways 3 and 22 and the West Kootenay Regional Airport
- Diversified regional employment base supporting long-term housing demand



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DEVELOPMENT OPPORTUNITY

The Property benefits from a substantial body of pre-development work intended to shorten the path from acquisition to execution. City Council has approved variances for a six-storey structure and a reduced parking ratio from 1.5 to 1.16 stalls per unit. The project team has also assembled technical, civil, architectural and cost-planning materials for development permit submission.

- Geotechnical testing and reports
- Initial traffic review/report
- Preliminary civil engineering plans covering servicing, grading, drainage, utilities and surface works
- Survey and topographic survey
- Construction budget estimate
- Site plans, building elevations and suite floor plans
- Preliminary landscaping plans

Together, these approvals and supporting materials provide a prospective purchaser with a meaningful head start and a well-developed platform from which to advance the project. All approvals, plans, reports and development assumptions should be independently reviewed and verified by the Purchaser.



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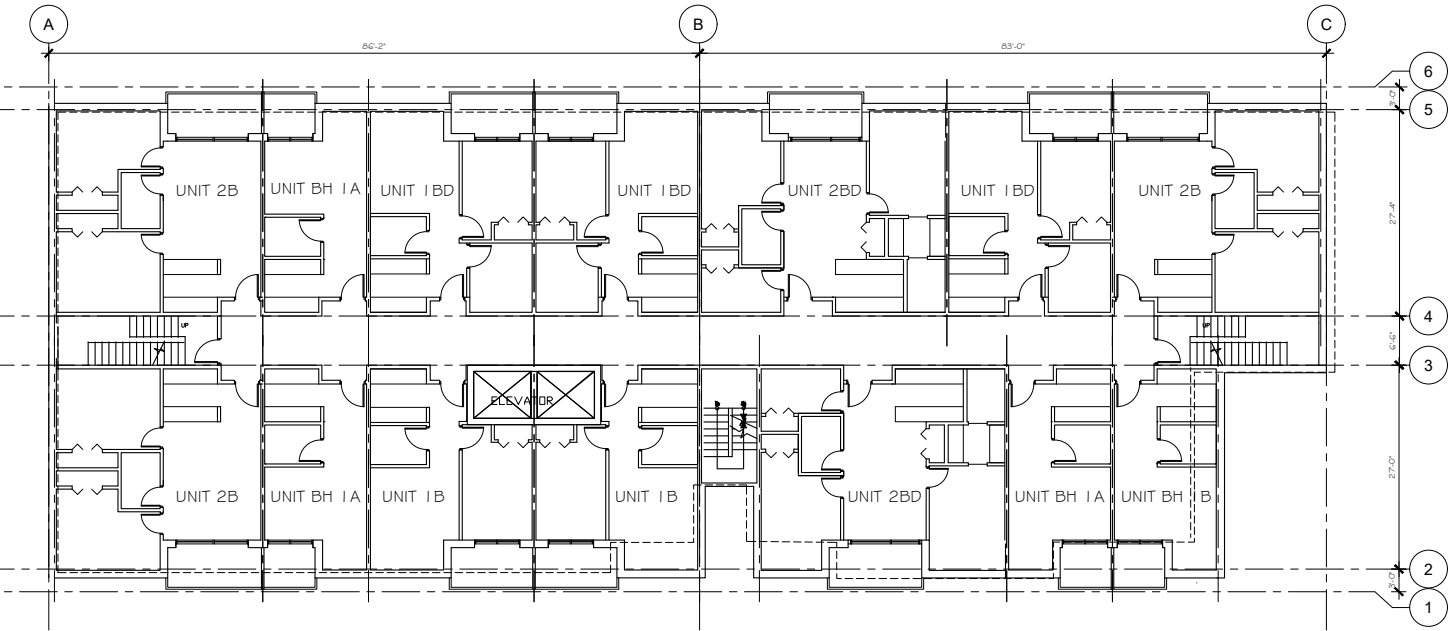
PROPOSED SUITE MIX

The current February 2026 architectural design contemplates 68 residential suites across six storeys, with a diversified mix ranging from efficient bachelor units to larger two-bedroom-plus-den suites. The mix provides 30 two-bedroom or two-bedroom-plus-den homes, alongside 38 bachelor, one-bedroom and one-bedroom-plus-den homes.

Suite Type	Approx. Area	Units	Mix
Bachelor	351 SF / 33 SM	18	26.5%
1 Bedroom (Elev)	494 SF / 46 SM	8	11.8%
1 Bedroom + Den	558 SF / 52 SM	12	17.6%
2 Bedroom	709 SF / 66 SM	14	20.6%
2 Bedroom + Den	866 SF / 80 SM	16	23.5%
TOTAL	-	68	100%

Floors 2 through 5 are planned with 14 suites per floor. The ground floor includes three suites plus common area, lobby, laundry, lockers and mechanical/maintenance space. Floor 6 includes nine suites together with a social room and sun deck. Suite areas and mix are based on P3 Architecture Ltd. drawings dated February 2026 and should be independently verified by the Purchaser.

TYPICAL FLOOR PLAN



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LOCATION & MARKET CONTEXT

Castlegar is strategically located at the confluence of the Columbia and Kootenay Rivers and serves as a key West Kootenay hub between Nelson and Trail. The community benefits from a diversified employment base that includes Selkirk College, Mercer Celgar, Kalesnikoff, Interior Health, Teck regional operations, government services and a growing commercial sector. Direct access to Highways 3 and 22, together with the West Kootenay Regional Airport, provides strong regional connectivity.

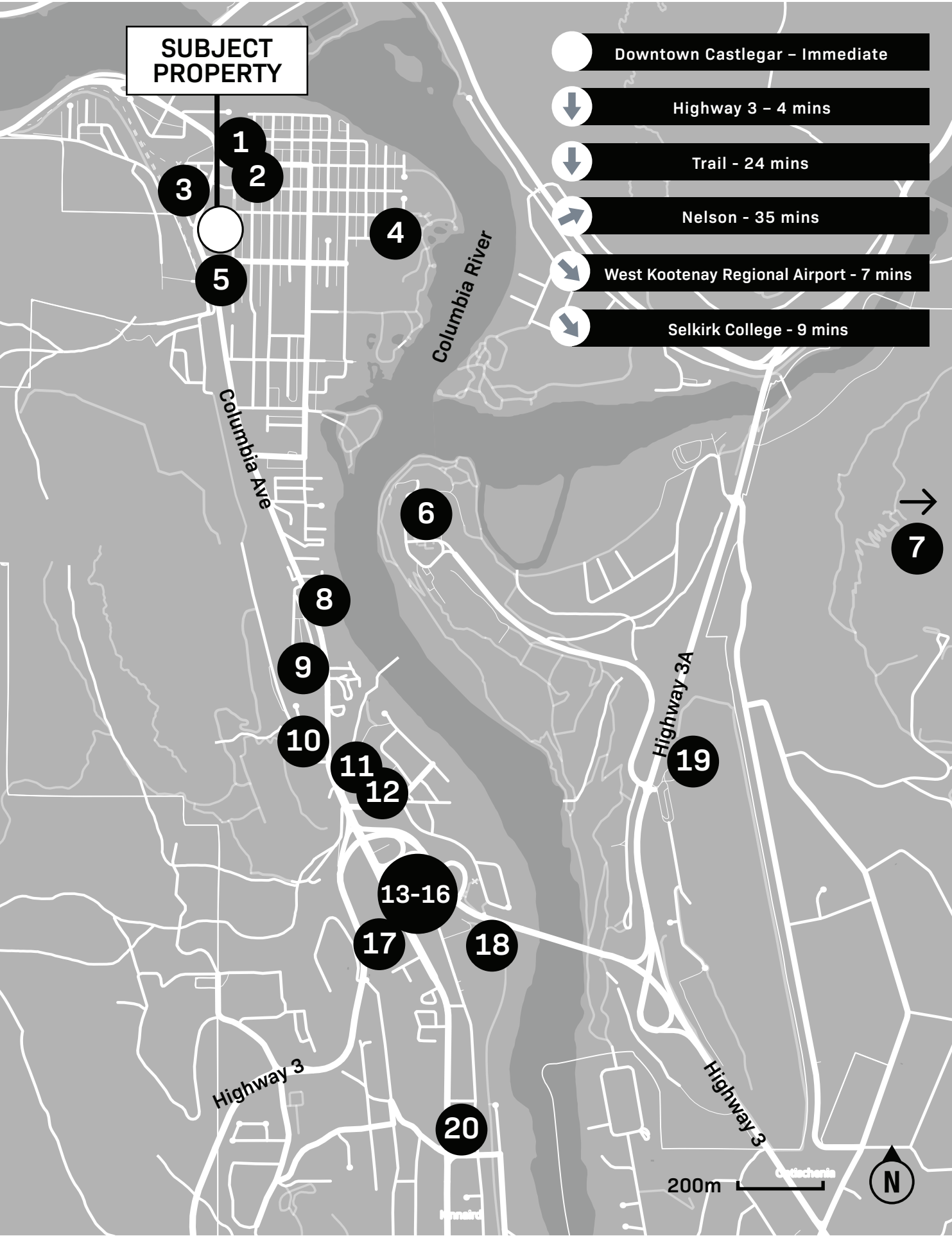
For residential developers, Castlegar offers a compelling combination of established employment, strong market rent growth and exceptional quality of life. Residents enjoy convenient urban amenities alongside year-round access to hiking, mountain biking, skiing, fishing, golf and the broader outdoor recreation of the West Kootenay region.

HIGHLIGHTS

- Established residential location in Central Castlegar
- Strong regional employment supporting long-term residential growth
- Excellent quality of life with abundant outdoor recreation
- Low residential vacancy and strong market rent growth
- Convenient access to regional transportation and commercial services
- Opportunity to develop within one of the West Kootenay’s growing housing markets

NEARBY DESTINATIONS & AMENITIES

- | | | |
|------------------------|------------------------|--|
| 1. Pharmasave | 9. Dollarama | 16. McDonald’s |
| 2. Canada Post | 10. Wendy’s | 17. Canadian Tire |
| 3. Castlegar City Hall | 11. Safeway | 18. Castlegar & District Recreation Centre |
| 4. Millennium Park | 12. Mr. Mike’s | |
| 5. Kootenay Market | 13. Shoppers Drug Mart | 19. West Kootenay Regional Airport |
| 6. Selkirk College | 14. Boston Pizza | |
| 7. Castlegar Golf Club | 15. Anytime Fitness | 20. Pet Valu |
| 8. Tim Hortons | | |





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