

# FOR SALE



*Presented by*

**Clark Coyston**

Broker / Owner

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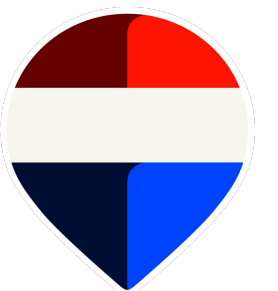
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RE/MAX Four Seasons  
106-402 Baker Street  
Nelson BC V1L 4H8

## HIGHLY VISIBLE BUILDING AND LAND

2181 Columbia Avenue, Castlegar, BC

A flexible well-located commercial asset suited to  
both investors and owner-occupiers!



**RE/MAX**  
Four Seasons






# PROPERTY SUMMARY

An exceptional opportunity to own a versatile, multi-use commercial building in a prime, high-visibility location! This well-maintained property features a fenced compound and ample onsite parking, making it ideal for a range of business or investment purposes. Investors will appreciate the flexibility to maintain the existing single-tenant configuration or divide the space into three individual retail units for maximum income potential. Owner-users will find it equally attractive as a move-in-ready showroom, shop, and outdoor compound with excellent exposure and functionality.

## PROPERTY DETAILS


 MUNICIPAL ADDRESS  
2181 Columbia Ave., Castlegar BC  
V1N 2W9


 TYPE  
Multi-Unit Retail


 BUILDING AREA  
4,166 SQ.FT.


 STOREFRONT ENTRIES  
3

 SITE AREA  
8,712 SQ.FT.

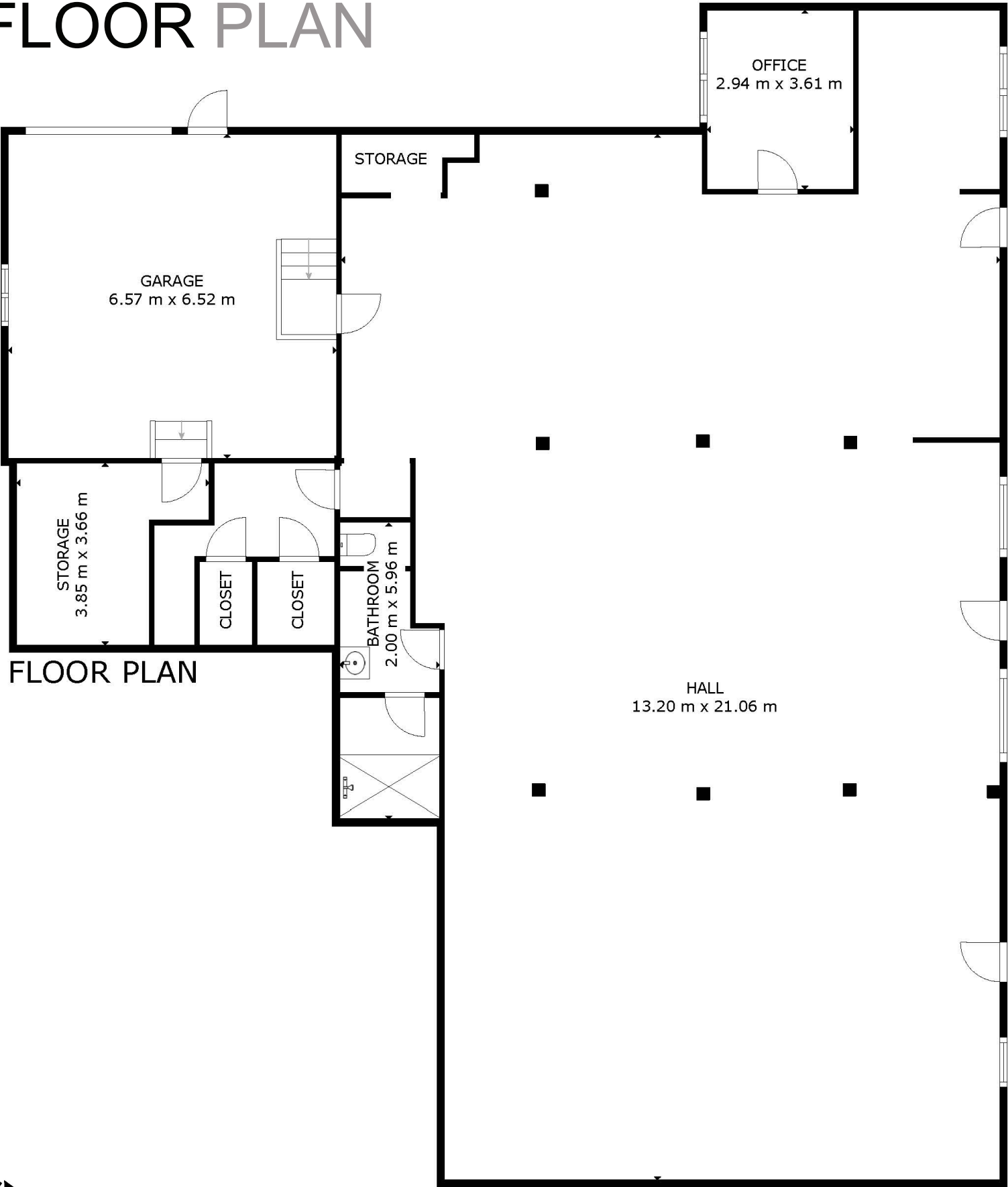
 ZONING  
C2 (Highway Commercial)

 PID  
009-191-801

 MLS®  
10366099

 LIST PRICE  
\$1,100,000

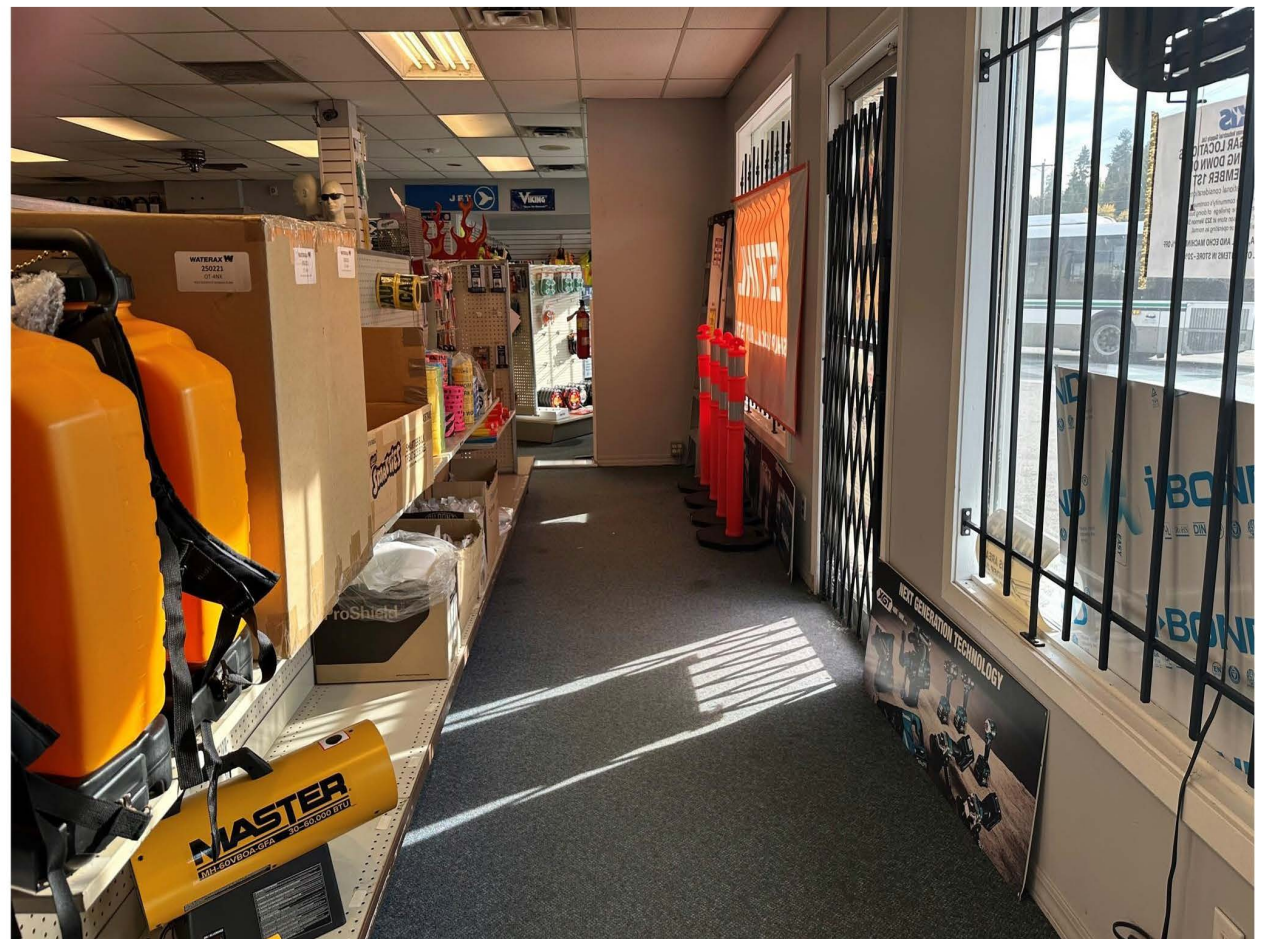
# FLOOR PLAN



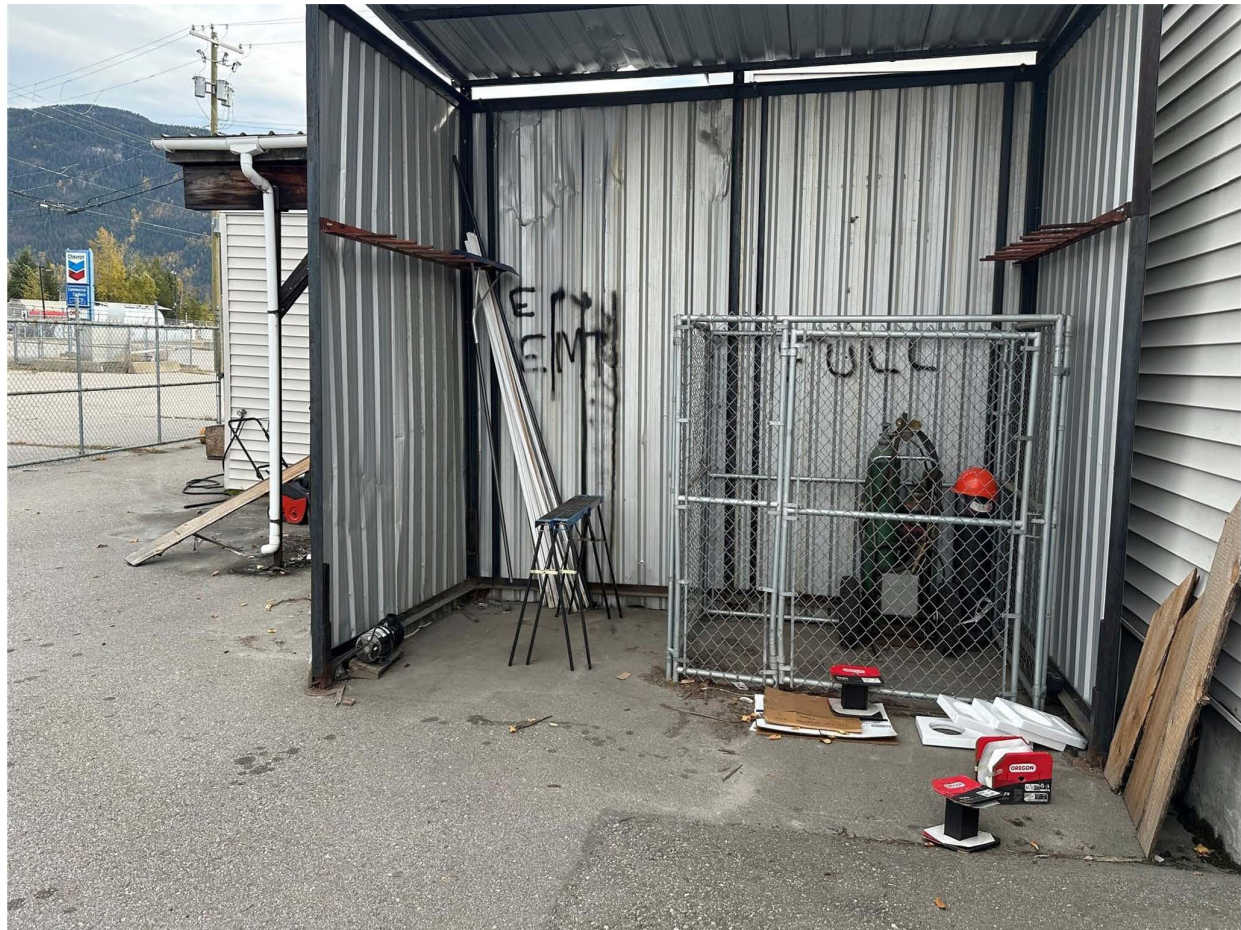
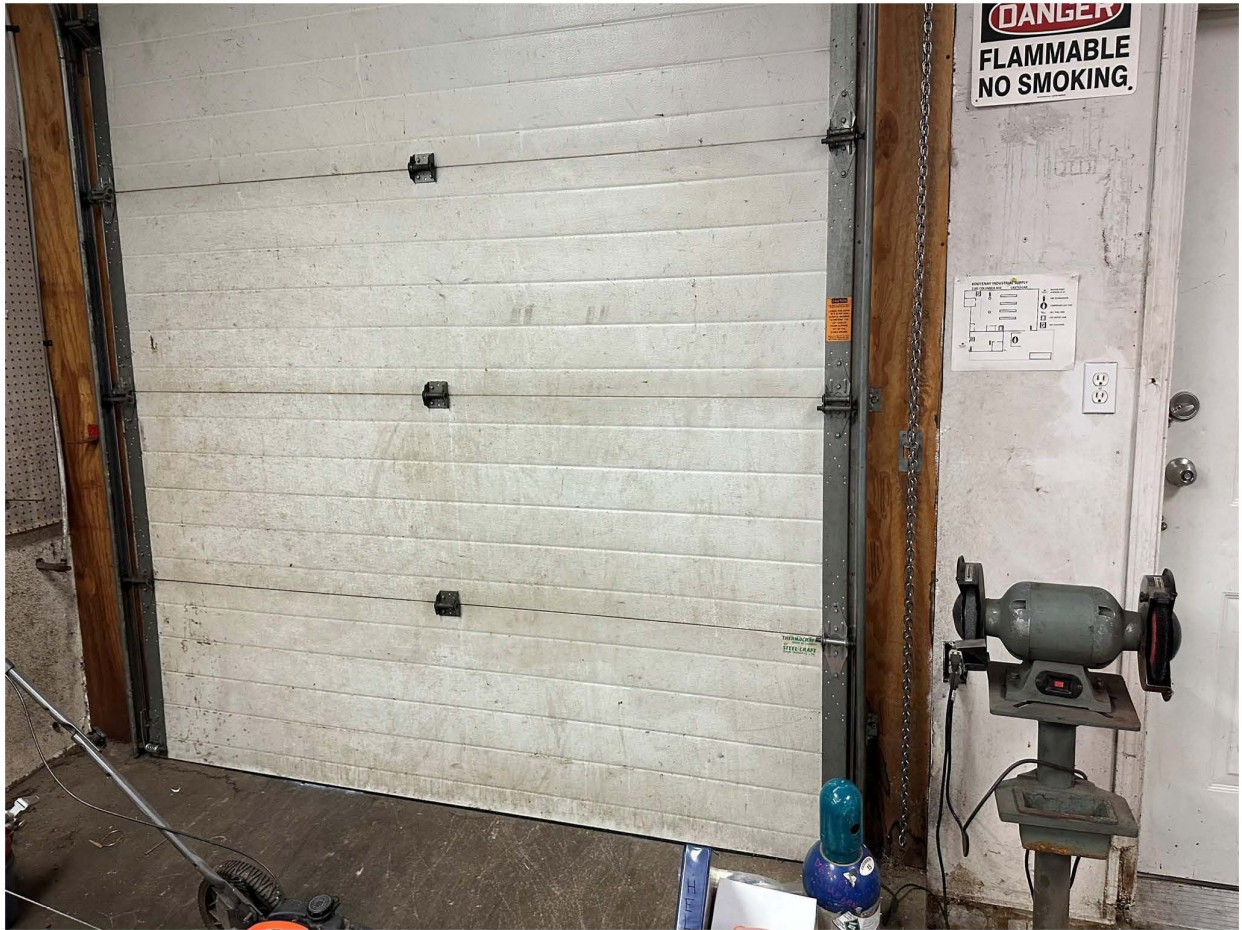
This property sits on a level fully usable corner lot. The building offers 71 feet of west-facing windows that flood the interior with natural light and enhance street presence. Inside, there are three separate retail entrances, two washrooms, and a practical layout that includes counter space with an office area, ample storage and a garage with both a workshop and man door entrance. The building includes 200-Amp electrical service, wood frame and block construction, a durable vinyl siding exterior finish, and a torch-on roof.

A flexible investment or owner-occupant opportunity in a high-traffic, high-visibility location.  
*Contact your agent or to arrange a viewing.*











# LOCATION OVERVIEW

2181 Columbia Avenue is located on the main highway through Castlegar running north to the original townsite and south towards the City of Trail. Just a few blocks away is the major highway interchange which directs traffic east to the airport, Nelson and Kootenay Lake beyond, and west over the Bonanza Pass to Christina Lake and the Okanagan. This central part of Castlegar is level and fits many larger and well known businesses into one neighbourhood including fuel, shopping, eateries, hotels and also the new Castlegar Chamber of Commerce multi-use building and the community recreation complex.

