

FORMERLY: MAY MAY RESTAURANT



CURRENTLY: VACANT



810 North Cranbrook Street
Cranbrook, BC

Highlights



27,565 SF vacant commercial land



Zoned C-2 Commercial



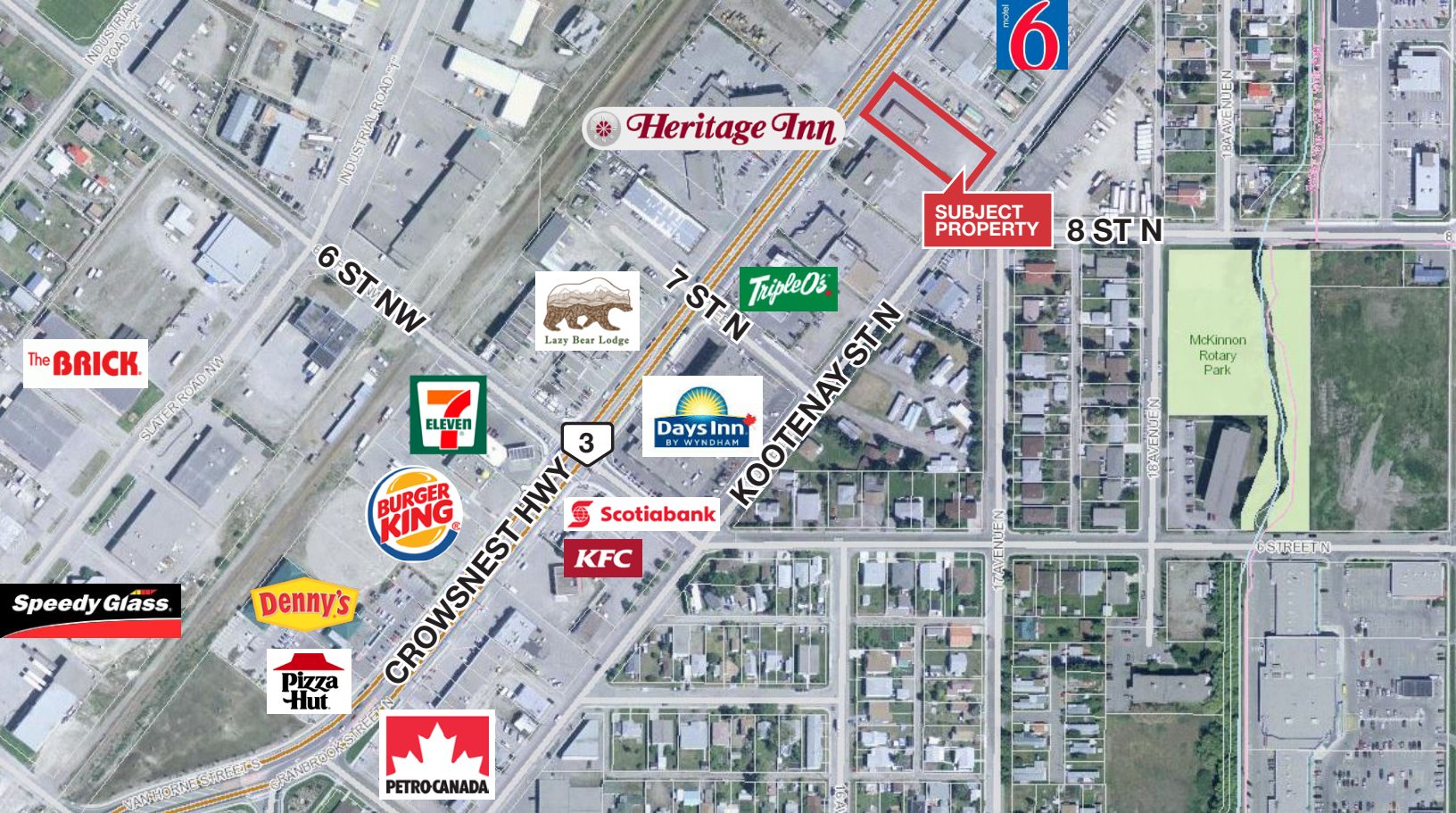
Adjacent to Lazy Bear Lodge, Days Inn, Heritage Inn Hotel & Convention Centre

Price: \$590,000 (\$21.40/SF)

www.ChooseCranbrook.ca

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Prime Location

The property is ideally located on the main thoroughfare (Highway 3). A commercially zoned development site, this property has frontage to Cranbrook Street North (Highways 3 & 95) as well as Kootenay Street North. Traffic count is 10,835 East/West annualized daily.

Located in the Downtown Commercial Core within the City of Cranbrook, BC, it is situated on the northwest side of North Cranbrook St between Seventh St to the south and Victoria Ave to the north. Victoria Ave N at Highway 3 is a traffic light controlled intersection. Cranbrook St is considered the Main Street of Downtown Commercial area. Cranbrook's Downtown Commercial Core is the business heart of the city and the region. It has a good mix of retail, office and institutional uses. The rear of the property borders a paved city maintained road.

The prior occupant was May May Restaurant which was unfortunately destroyed by fire. An engineering report suggests elements of the building foundation are salvageable.

Property Details

Legal Description

Lot 1 Plan NEP19228 District Lot 4 Land
District 26
PID: 017-163-943

Zoning

C2, Highway Commercial
<https://cranbrook.civicweb.net/filepro/documents/573>

Lot Size

27,565 SF

Net Leasable Area

6,200 SF (prior)

Seller Condition

Seller to provide title "as is"

Assessment (2021)

\$341,000

Price

\$590,000 (\$21.40/SF)



Cranbrook Area Information

Regional District:	East Kootenay (established 1898)
Area:	12.4 miles
Elevation:	3,020 ft
Population:	20,047 (2016) 21, 308 (2021)
Labour Force:	(M) 68.1% - 5,400 (F) 50.6% - 4,935 Total: 10,335
Primary Work Force by % Population:	Retail trade: 16.8% Health care/med: 12.4% Accommodation & food service: 10.0%
Distance to Major Centres (Canada):	Calgary: 275 km Edmonton: 588 km Vancouver 798 km
Distance to Major Centres (US):	Whitefish, Montana: 197 km Missoula, Montana: 414 km Spokane, Washington: 296 km
Climate:	Humid continental climate - fairly dry Most sunshine hours anywhere in BC (2,190.5 hours/year) Mean average daily temperature: 20.2°C (68.4°F) - similar to Kelowna



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