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2500 Cranbrook Street N
Cranbrook, BC

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Salient Details

Address

2500 Cranbrook Street N
Cranbrook, BC V1C 3T4

Legal Address

Lot 3 & A, District Lot 2872, Kootenay
District Plan 6637 & NEP21887

PID

008-069-581
019-101-724

Zoning

C-2: Highway Commercial Zoning

Year Built

1970

Site Area

Approx. 121,532 SF (2.79 Acres)

Building Size

8,385 SF

Tenant

HIS MAJESTY THE KING IN RIGHT
OF CANADA, as represented by the
Minister of National Defence

Term

November 1, 2023 – October 31, 2028

Base Rent

\$126,176 (Nov 1, 2024 – Oct 31, 2025)*

Cap Rate

6.5%

Asking Price

\$1,700,000

*Annual increases based on CPI

2500 Cranbrook Street N

Cranbrook, BC



Opportunity

NAI Commercial is excited to present a prime opportunity to acquire a single-tenant industrial investment at 2500 Cranbrook St N, Cranbrook, BC (the “Property”). This Property offers a secure, stable investment with a lease backed by a high-caliber tenant—His Majesty the King in Right of Canada, represented by the Minister of Defence (the “Tenant”). This investment provides long-term security and minimal landlord responsibilities, making it an ideal asset for investors seeking reliable income with government-backed tenancy.

The Property

This investment opportunity comprises two parcels totaling approximately 2.79 acres, featuring a single-storey, 8,385 SF building constructed in 1970. The building includes 2,000 SF of retail space and 6,385 SF of warehouse space, equipped with four drive-in garage bay doors.

Positioned along the high-traffic Crowsnest Highway, the property boasts approximately 175 feet of highway frontage, offering excellent visibility. Located on the northern end of Cranbrook St N (Hwy 95), a major artery through Cranbrook, this site provides convenient access to key routes, including Hwy 95 leading to Golden, BC, and the Crowsnest Highway connecting to Alberta. The property’s strategic location within the city—known for its robust economic growth in industries such as forestry, mining, and tourism—enhances its value, providing strong commercial potential.

Investment Highlights



Government-Backed Tenant



Prime Highway Exposure



Versatile Building Layout



Low Site Coverage



Strategic Accessibility



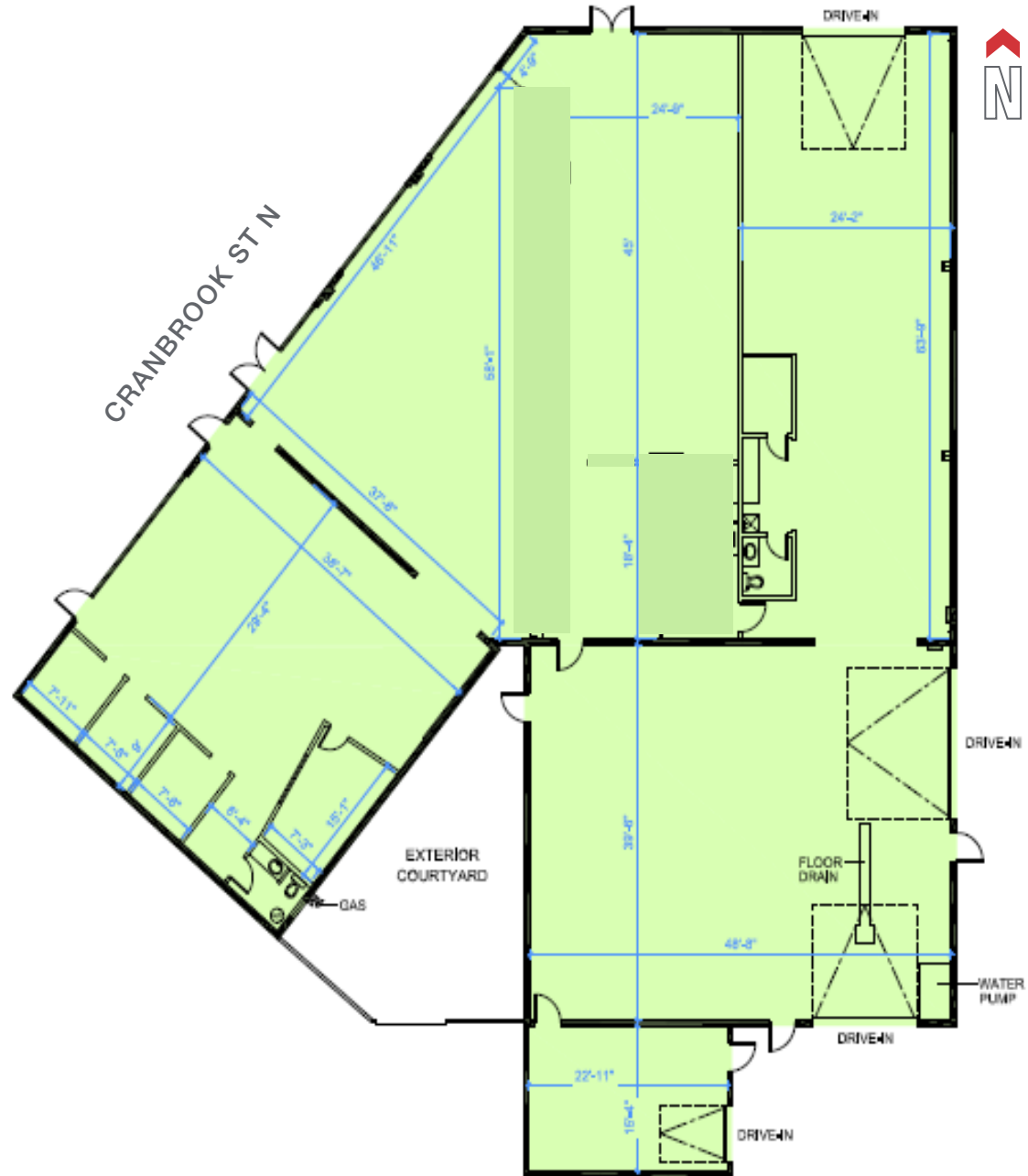
Fully Fenced Property

Cranbrook, BC

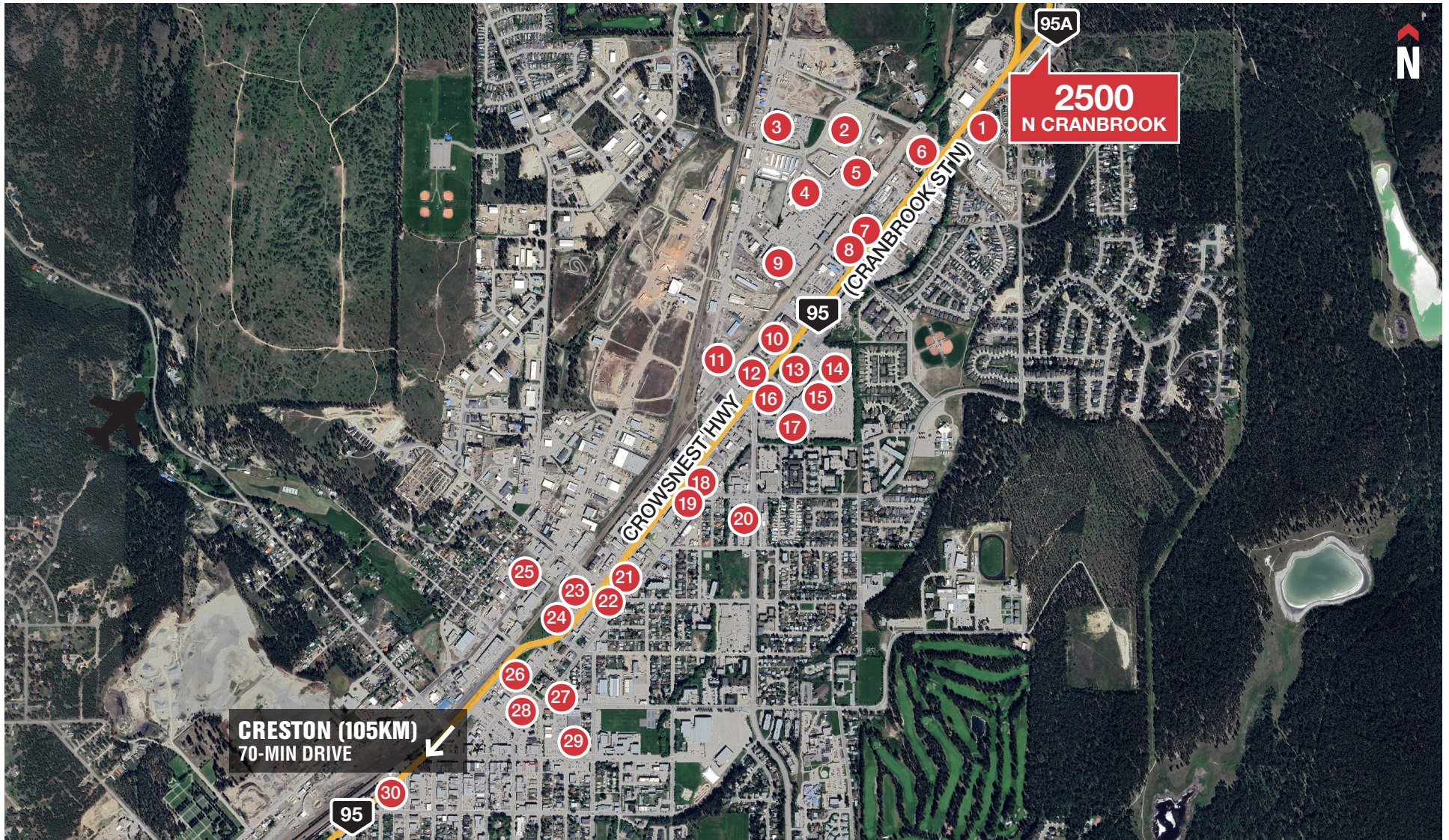
Cranbrook, located in southeastern British Columbia, is a regional hub with a population of around 21,000. It offers abundant recreational and cultural opportunities, boasting over 400 acres of parks, an aquatic center, and a major sports complex. The city’s economy is driven by industries like forestry, mining, and tourism, benefiting from its location in the Kootenay Rockies. Cranbrook also supports local businesses through economic development initiatives and infrastructure improvements, attracting investment and fostering growth. Its strategic location and vibrant community make it a key player in regional commerce and outdoor tourism.

Floor Plan

2500 Cranbrook Street N | 8,385 SF



Floor plan may not be accurate - measurements to be verified by Purchaser.



- | | | | | |
|------------------------|-----------------------------|------------------------|-----------------------------|------------------------------|
| 1. Super 8 by Wyndham | 7. Tim Hortons | 13. Boston Pizza | 19. Motel 6 | 25. The Brick |
| 2. Cranbrook Toyota | 8. Wendy's | 14. Winners | 20. TD Canada Trust | 26. OK Tire |
| 3. The Home Depot | 9. Real Canadian Superstore | 15. Shoppers Drug Mart | 21. Days Inn by Wyndham | 27. Cranbrook Public Library |
| 4. Walmart Supercentre | 10. Dairy Queen | 16. Tim Hortons | 22. KFC | 28. Services BC Centre |
| 5. Home Hardware | 11. Kal Tire | 17. Canadian Tire | 23. Burger King | 29. Safeway |
| 6. Lordco Auto Parts | 12. McDonald's | 18. Subway | 24. Sandman Hotel / Denny's | 30. Esso |



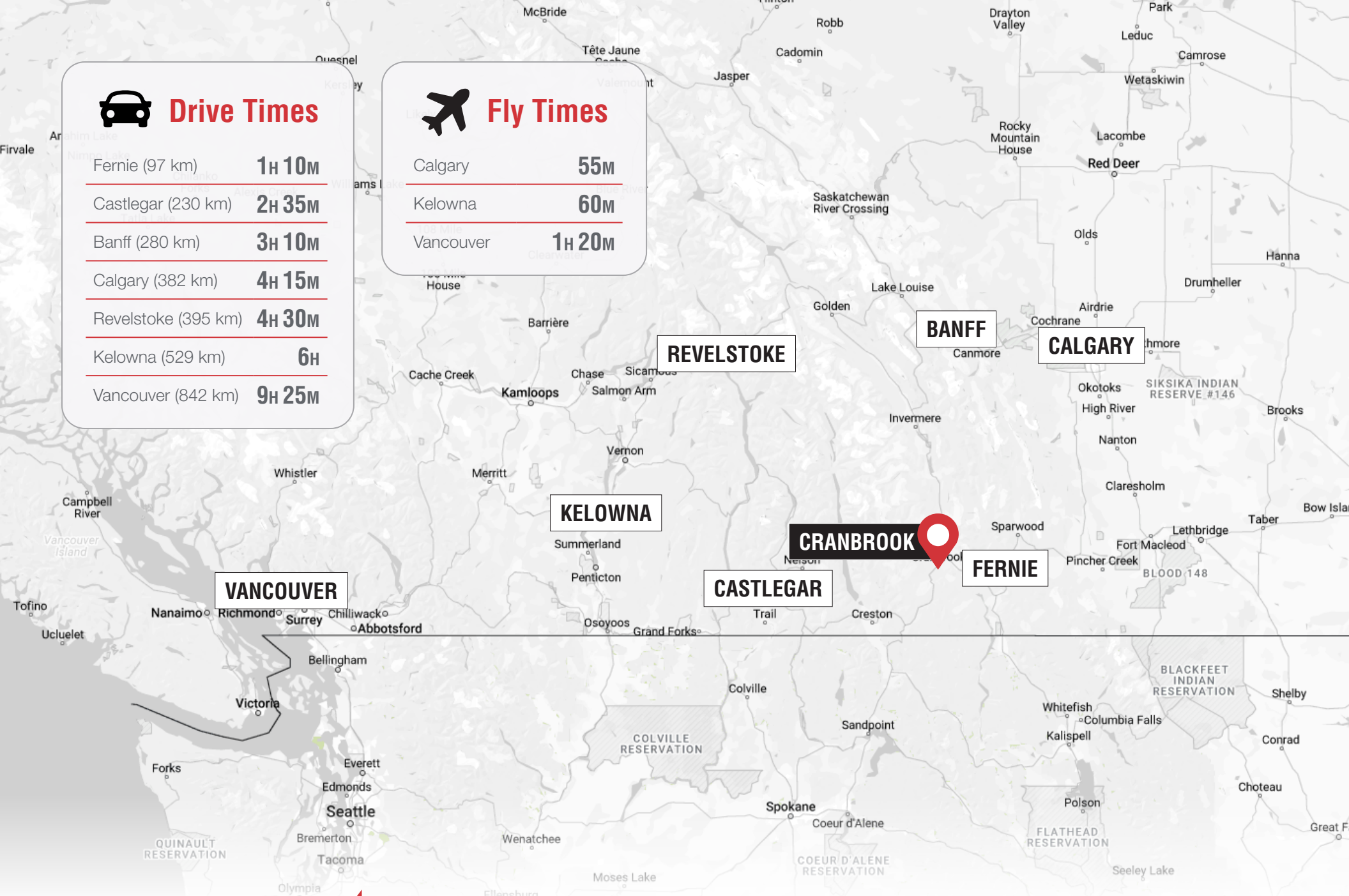
Drive Times

Fernie (97 km)	1H 10M
Castlegar (230 km)	2H 35M
Banff (280 km)	3H 10M
Calgary (382 km)	4H 15M
Revelstoke (395 km)	4H 30M
Kelowna (529 km)	6H
Vancouver (842 km)	9H 25M



Fly Times

Calgary	55M
Kelowna	60M
Vancouver	1H 20M



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