

For Sale

Freestanding Shop Facility with Exposure 815 Cranbrook Street N, Cranbrook, BC



Building Specifications



Opportunity

Subject property is for sale on a vacant basis. This property offers a rare opportunity for an end user to acquire a full service shop/office facility located on the main thoroughfare in Cranbrook, BC.

The vendor (Finning International) will provide a short term lease-back through to year end 2026.

The property offers outstanding utility in its current use and the location provides wide flexibility and potential for future redevelopment.



Sale Price:
\$4,900,000



Availability:
December 2026



2025 Taxes:
\$97,274.88

Address	815 Cranbrook Street, Cranbrook, BC V1C 3S2
Legal Descriptions	PID 013-134-396, 011-551-275 & 012-956-573
Building Area	<p>Office: ±4,037 SF</p> <p>Mezzanine / Lunch Room: ±2,362 SF</p> <p>Warehouse: ±22,759 SF</p> <p>Total: ±29,158 SF *ancillary building of ±3,360 SF</p>
Site Area	3.83 acres (18.09% site coverage)
Ceiling Height	Varies - up to 26'5" clear
Zoning	M-2 (Light Industrial)
Electrical Service	1600 amp, 3 phase (to be confirmed by purchaser)
HVAC	Mix of radiant heaters, gas-fired, forced-air rooftop HVAC units, gas-fired hot water boilers, and infrared heaters
Loading	(10) grade doors: 10' x 10' to 16' x 16' & (2) dock (1 double doors via platform)
Built	1950 + 1970 addition
Cranes	(1) 1.2 ton, (1) 1.3 ton, (1) 1.6 ton, (1) 2.5 ton overhead cranes
Site Features	<ul style="list-style-type: none"> Frontage onto Cranbrook Street (average 7,963 vehicles per day, Aug 2022) On site wash station, ±414 SF storage shed Wash bay, designated welding area, tool crib, sump Fenced site with concrete & graveled yard areas, significant asphalt parking Long term redevelopment potential

Site Plan & Floor Plan

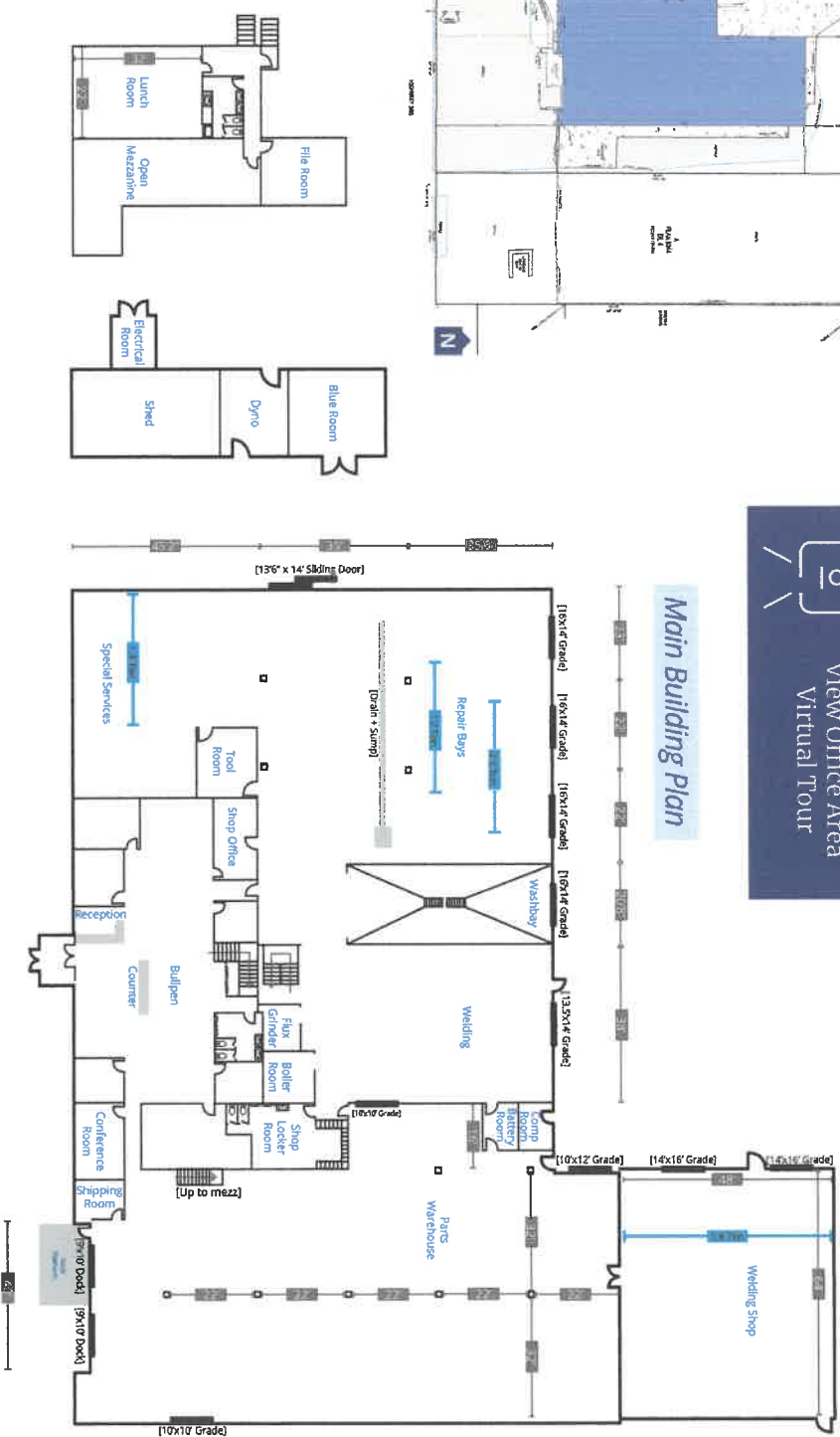


Site Plan



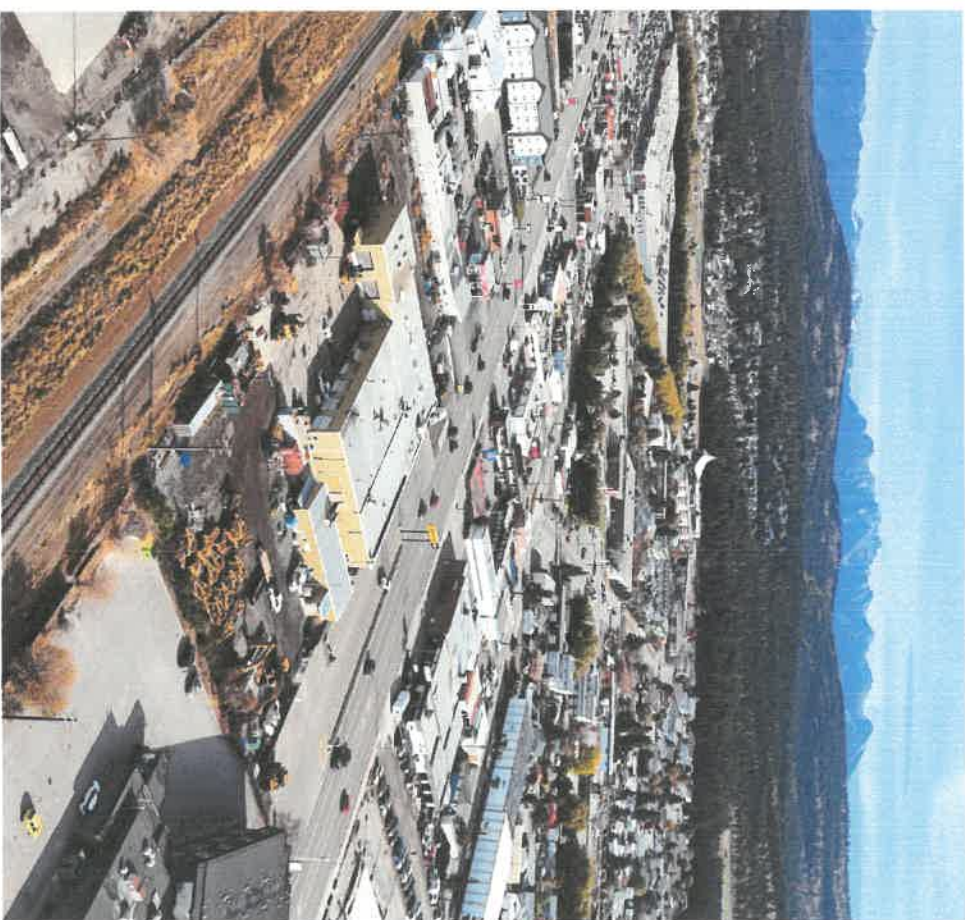
View Office Area
Virtual Tour

Main Building Plan



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Location Map



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Property Photos



Contact Us For More Information:

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