

FOR SALE
2229 & 2233 6TH AVENUE
CASTLEGAR, BC

MICIL
REAL ESTATE GROUP

STAND-ALONE INDUSTRIAL BUILDING & ADJACENT LOT IN CASTLEGAR, BC



TENANTED SINGLE-STOREY INDUSTRIAL BUILDING AND ADJOINING VACANT LOT

INDUSTRIAL DEVELOPERS AND INVESTORS - Offered for sale as an outstanding industrial investment opportunity which includes two side-by-side industrial properties in Castlegar, BC that have the potential for further densification through redevelopment. The properties total .6334 acres and are currently zoned M1 – Light Industrial which would allow development of almost 50,000 SF based on Max. FAR and up to 3 storeys. Currently there is a tenanted, single-storey, 7,529 SF commercial building with 3 grade level loading bays on one of the properties. Offering cash flow and holding income until the properties can be further redeveloped. For more information about this offering contact Kris McLaughlin, PREC of the MCL Real Estate Group at 250 870 2165 or by email at kris@mcleasestate.ca

MULTIPLE OFFICE SPACES



LARGE OPEN WAREHOUSE SPACE



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Salient Information - Castlegar, BC

Property Address:	2233 6th Avenue, Castlegar, BC	2229 6th Avenue, Castlegar, BC
Legal Description:	Lot 1 Plan NEP16520 District Lot 7174 Land District 26 KLD	Lot 1 Plan NEP9306 District Lot 7174 Land District 26 KLD
PID:	007-630-620	012-433-501
Location:	Located mid-block on the East side of 6th Avenue between 22nd St and 23rd St	Located mid-block on the East side of 6th Avenue between 22nd St and 23rd St
Lot Size:	.4245 Acres (18,492 SF)	.209 Acres (9,100 SF)
Building Size:	7,529 SF	145 SF (has been removed)
Year Built:	1975	1981
Zoning:	M1 - Light Industrial	M1 - Light Industrial
2023 BC Assessed Value:	Land: \$310,000 Building: \$322,000 Total: \$632,000	Land: \$156,000 Building: \$2,600 Total: \$158,600

Comments:

- ▶ Adjoining properties totaling .6335 acres
- ▶ Large amount on undeveloped, underutilized land
- ▶ Located in a major commercial area in Castlegar near other industrial type businesses



Site Plan



Industrial Properties Total: ±.6335 Acres or ±27,592 SF

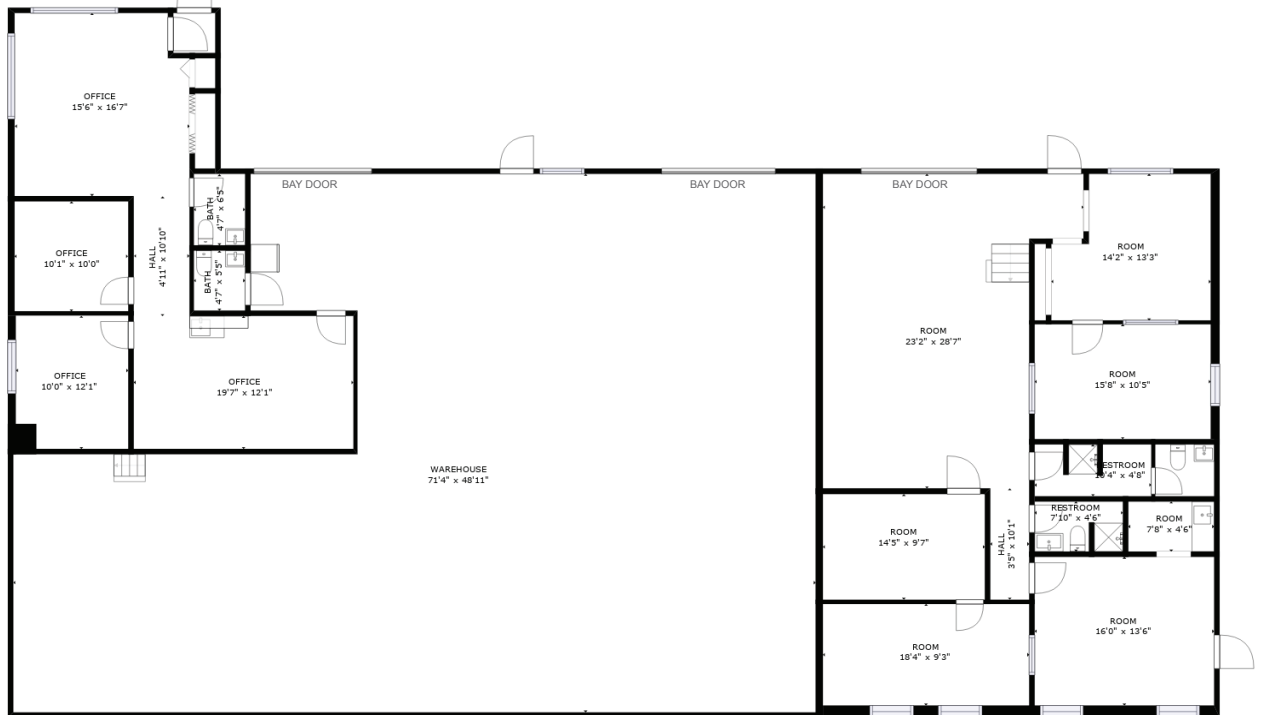
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Exterior Photos



Building Floor Plan



Main Floor: ±5,449 SF

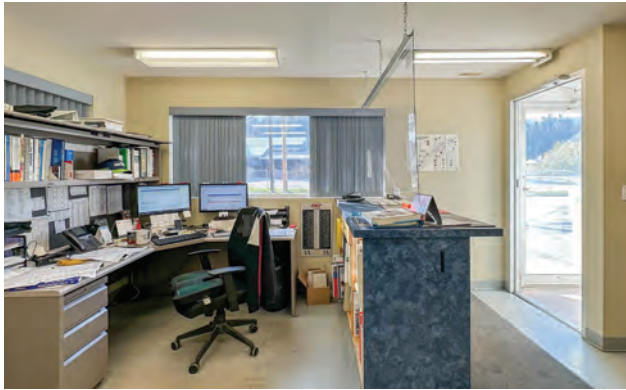


Mezzanine Floor: ±2,080 SF

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Interior Photos



Density Analysis and Redevelopment Potential

Castlegar is the second-largest community in the West Kootenay region of BC. It is located in the Selkirk Mountains, at the confluence of the Kootenay and Columbia Rivers. It is a regional trade and transportation centre, with a local economy based on forestry, mining, and tourism.

The two available properties in Castlegar are adjoining and are located at 2233 & 2229 6th Avenue. They are both zoned M1 - Light Industrial and have redevelopment potential.

2233 6th Ave is a .4245-acre property that has a 7,529 SF single storey industrial building with a mezzanine level. There is a large parking area to the front of the building and a secure yard to the north of the building.

The adjoining property at 2229 6th Ave is .209 acres of vacant land and could support the development of a second industrial building. In our analysis we looked at the potential to add a building of similar scope to the currently industrial building, which would potentially allow an additional 3,822 SF, for a total of 11,568 SF at a FAR of .42

We also looked at the maximum redevelopment potential allowed under the M1 zoning which would allow a FAR of 1.8 and up to a maximum of 3 storeys. This would equate to about 49,666 SF of total industrial space if both properties were redeveloped together.

DENSITY ANALYSIS OF POTENTIAL PROPERTY REDEVELOPMENT

BASE CALCULATIONS FOR BOTH PROPERTIES

Total Site Area (SF)	27,592	27,592	27,592
Total Site Area (Acres)	0.6335	0.6335	0.6335
Zoning	M1	M1	M1
Max FAR Allowable	1.8	1.8	1.8
Max Height	14 M	14 M	14 M
Number of Buildings Allowed	1 or More	1 or More	1 or More
	Current	With Additional Building*	Maximum**
Net Floor Area	7,529	11,568	49,666
Actual/Potential FAR	0.28	0.42	1.8
Actual/Potential Height	2 Storeys	2 Storeys	Up to 3 Storeys

* Note: Based on ability to add an additional building to the vacant lot the similar in coverage as the current one

** Note: Based on maximums indicated in the City of Castlegar's Zoning Bylaws for M1 Zoning

E&OE: This information has been prepared by the MCL Real Estate Group - RE/MAX Kelowna and is derived from the City of Castlegar Zoning Bylaw. The information is provided for illustrative purposes, and was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted or guaranteed for accuracy, correctness and completeness by MCL Real Estate Group, RE/MAX Commercial or RE/MAX Kelowna. Please verify all important information.

Zoning

Bylaw 800

PART 5 INDUSTRIAL ZONES

Light Industrial Zone (M-1)

Standards

5.1.1 Uses permitted in M-1 Zone shall comply with the provisions of Part 1, Part 2, Division 5.1, Part 7, Part 8 and Part 9.

Permitted Uses

5.1.2 Lands, buildings, and structures in M-1 Zone may be used for the following purposes only:

- a. light industrial uses, industrial equipment rentals
- b. small warehouses, warehouses, wholesale stores, storage facilities excluding junkyards
- c. retail warehouses, building supplies
- d. automobile dealers, automobile rentals
- e. recreational vehicle dealers, mobile home, and modular home dealers
- f. auto-repair shops, gasoline stations, car washes
- g. auto-body shops, truck repair shops
- h. gasoline key locks, bulk fuel depots
- i. taxi dispatchers, bus depots
- j. recycling depots
- k. truck terminals, freight stations
- l. garden supplies, feed stores
- m. nurseries
- n. animal hospitals, veterinary clinics, kennels, pet grooming; (Bylaw 1270)
- o. machine shops, metal plating shops
- p. office uses

Lot Sizes

5.1.3 (1) Lots to be created through subdivision in M-1 Zone shall conform to Table 5.1.3 (a) that forms a part of this Bylaw.

Table 5.1.3 (a) Lot Sizes, M-1 Zone

Zone	Minimum Lot Area	Minimum Frontage	Minimum Lot Width	Minimum Lot Depth
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Zoning

Bylaw 800

M-1	540 m ² (5,813 ft ²)	18.0 m (59.1 ft)	18.0 m (59.1 ft)	27.0 m (88.6 ft)
Column A	Column B	Column C	Column D	Column E

5.1.3 (2) *Lots* to be created through subdivision in M-1 Zone shall be large enough to encompass a horizontal rectangle which is 18.0 m (59.1 ft) wide and 27.0 m (88.6 ft) long.

Setbacks and Building Height

5.1.4 (1) *Buildings* and *structures* in M-1 Zone shall be sited and have heights in accordance with Table 5.1.4 (a) which forms a part of this Bylaw.

Table 5.1.4 (a) - *Setbacks and Building Height, M-1 Zone*

Zone	Minimum Front Lot Line Setback	Minimum Exterior Side Lot Line Setback	Minimum Interior Side Lot Line Setback	Minimum Rear Lot Line Setback	Maximum Building Height
M-1	4.5 m (14.8 ft)	4.5 m (14.8 ft)	no restriction	no restriction	14.0 m (45.9 ft)
Column A	Column C	Column D	Column E	Column F	Column G

5.1.4 (2) Despite Sentence 5.1.4 (1), no building or structure except a fence may be located within 7.5 m (24.6 ft) from a property zoned primarily for residential uses.

5.1.4 (3) Despite Sentence 5.1.4 (1), a gasoline pump island or fuel tank shall not be located within 6.0 m (19.7 ft) of a lot line.

Zoning

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Bylaw 800

Lot Coverage and Density

5.1.5 The size of the buildings and structures in M-1 Zone shall conform to Table 5.1.5 (a) which forms a part of this Bylaw.

Table 5.1.5 (a) Lot Coverage and Density, M-1 Zone

Zone	Maximum Lot Coverage	Maximum Floor Area Ratio (FAR)
M-1	60%	1.8
Column A	Column B	Column C

Outdoor Storage and Landscaping

- 5.1.6 (1) Material not stored within a building shall:
- be enclosed by a barrier screen; and
 - not be piled higher than the barrier screen.
- 5.1.6 (2) Sentence 5.1.6 (1) is not applicable to:
- automobiles that are used by the owner or employee of the business; and
 - recreational vehicles with a valid license.
- 5.1.6 (3) All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped and maintained.
- 5.1.6 (4) Where a lot line forms a common boundary with another lot zoned primarily for residential uses, a buffer strip complete with a barrier screen shall be provided along the lot line.

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