

FOR SALE



2305 6TH AVENUE, CASTLEGAR BC










RARE INDUSTRIAL SELF-STORAGE OR
OWNER-USER INVESTMENT OPPORTUNITY

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PROPERTY DETAILS

-  **MUNICIPAL ADDRESS**
2305 6th Avenue, Castlegar BC
-  **SITE AREA**
~12,570 SF
-  **YEAR BUILT / RENOVATED**
~1960 / 2018
-  **TOTAL FLOOR AREA**
5,484 SF
Self Storage Area - 1,620 SF
Cross-dock Warehouse - 2,520 SF
Office - 1,344 SF
-  **ZONING**
M1 (Light Industrial)
-  **PARKING STALLS**
+/-10
-  **CEILING HEIGHT**
8-10 feet
-  **LOADING BAYS**
+/-10 x drive-in doors, 1 x raised-level
-  **LIST PRICE**
\$789,000

EXECUTIVE SUMMARY

On behalf of the Seller, RLK Commercial is pleased to offer for sale a 100% freehold interest in 2305 6th Avenue, located in Castlegar, BC (the "Property"). Featuring a +5,484 SF free-standing industrial building, including +30 existing self-storage units, +2,520 SF cross-dock warehouse and a ~1,344 SF recently updated office space, the property offers an exceptional opportunity for investors or businesses purchasing for their own use. Centrally located with prominent exposure and direct access from 6th Avenue, Castlegar's most coveted industrial node, the Property sits adjacent to many of Canada's most significant industrial brands and trucking outfits, including Air Liquide, WESCO, Old Dutch, Stutters Restorations, Applied Industrial Technologies, Clark Freightways, and Zion Trucking, among many others. Crowsnest Highway connection is provided within a three-minute drive, providing efficient regional connectivity east to Calgary or west to Kelowna and Vancouver. Endless restaurant, service and entertainment amenities are further located just a one-minute drive from the Property along Columbia Avenue.

PROPERTY OVERVIEW

The Property is currently operated as a 30-unit self-storage business branded as “6th Avenue Mini Storage”, and currently owner-occupied by Midwest Mechanical. Constructed with a wood frame structure, the building’s 4,140 SF warehouse was previously 100% built out for self-storage use until July 2023, when the current owner demolished the lower warehouse portion (2,520 SF) into an open-concept warehouse. The open warehouse can easily be converted back to self-storage or used for a business’s own use. ~10 loading bay doors service the warehouse, including one raised loading bay for truck loading. Hydro service is provided by two 100-amp panels, separately allocated to office and warehouse space. The office building was fully retrofitted in 2018-2019, featuring 4” concrete floors, new furnace and AC, new electrical and plumbing, new spray foam insulation in walls, new siding, heated crawl space, and new windows. Both the office and warehouse offer an alarm security system, complete with access code and security cameras. The office space offers a washroom, kitchenette, board room, IT room, and multiple offices and storage rooms. Lighting is installed throughout all warehouse and office spaces.

Below is a summary of the 30 existing self-storage units. There are 10 vacant units, given the current owner stopped taking new storage tenants recently upon deciding they would be selling the building.

Size	No. of Units	Monthly Rate	Monthly Total
6' x 6' units	1	\$75	\$75
6' x 8' Units	4	\$110	\$440
6' x 8' Units	1	\$90	\$90
6' x 8' Units	4	\$100	\$400
6' x 8' Units	4	\$95	\$380
DBL	2	\$75	\$150
DBL	2	\$75	\$150
8' x 8' Units	1	\$115	\$115
8' x 8' Units	1	\$140	\$140
Occupied	20	\$97	\$1,940
6' x 6' units	3	\$75	\$225
6' x 8' Units	7	\$110	\$770
Vacant	10	\$185	\$995
Total Potential Rent	30	\$282	\$2,935



WAREHOUSE



OFFICE



6TH AVENUE INDUSTRIAL NODE



PARK PLACE
CONDOS

ZION
TRUCKING

petvalu
your pet • your store

GREAT CANADIAN
OIL CHANGE

WESCO®

24TH STREET

6TH AVENUE

Air Liquide

Old Dutch

2305 6TH AVE

CLARK
FREIGHTWAYS

23RD STREET

COLUMBIA AVE

Stutters
DKI

FORMER
RONA

APPLIED
Industrial Technologies®

WIDE ARRAY OF AREA AMENITIES



CENTRAL LOCATION IN THE “HUB OF THE KOOTENAYS”

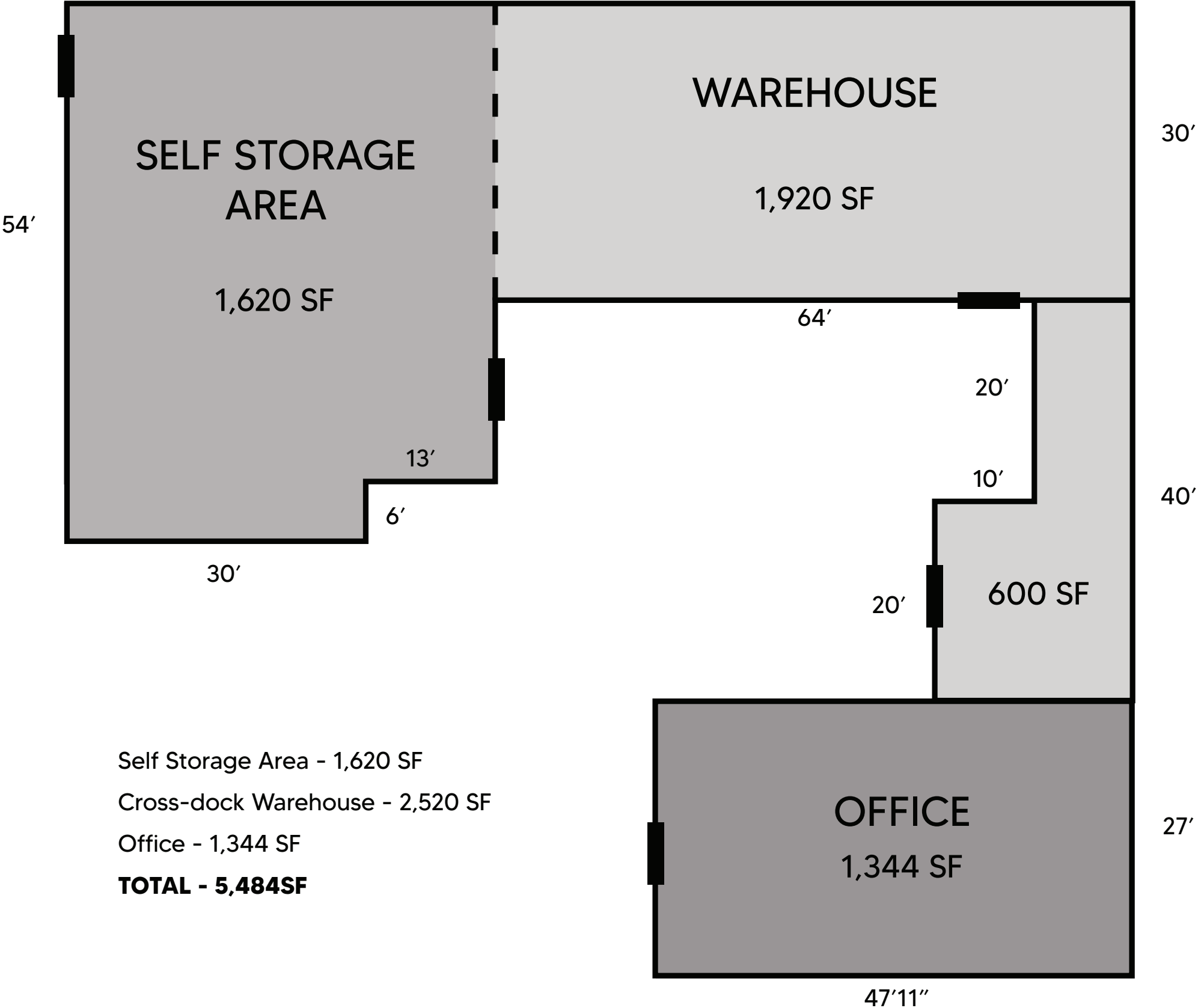
With immediate access to the Crowsnest Highway via Highway 22 within minutes, the Property offers convenient regional connectivity throughout the BC Interior and to the U.S. border (~1 hr.). Castlegar represents a key commercial hub in the BC Interior, given its location along Highway 3 (Crowsnest Highway), connecting Alberta in the east to Vancouver in the west (and Kelowna via Highway 33). Castlegar’s West Kootenay Regional Airport (WKRA) with Air Canada Jazz, runs the most consistent regional flight schedule to major regional destinations. Local businesses in the Kootenay Region benefit from a total trade area of nearly 70,000 people, and a thriving tourism industry that in 2019 saw ~550,000 visitors spend over \$600 million.

DRIVE TIMES

REGIONAL		LOCAL	
Cranbrook	2 hrs 30 mins	Playmor Junction	15 mins
Osoyoos	2 hrs 30 mins	Trail	20 mins
Spokane, WA	3 hrs	Nelson	30 mins
Kelowna	3 hrs 15 mins	Salmo	30 mins
Kamloops	5 hrs	Grand Forks	1 hr
Calgary	6 hrs 30 mins	U.S. Border	30 mins
Vancouver	6 hrs 30 mins	Creston	1 hr 20 mins



FLOOR PLAN



Self Storage Area - 1,620 SF
 Cross-dock Warehouse - 2,520 SF
 Office - 1,344 SF
TOTAL - 5,484SF



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We assume that the property is free of any environmental condition that would negatively impact the market value of the property. Unless otherwise stated, we have not performed a review of title, nor any encumbrances that appear on title. We are not Lawyers, nor Accountants and thus are not qualified to provide legal or accounting advice.

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