

FOR SALE

RARE INDUSTRIAL OWNER-USER / INVESTMENT OPPORTUNITY

920 NELSON AVENUE, NELSON BC



920 NELSON AVENUE

NELSON AVENUE (HWY 3A)

GORDON STREET

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PROPERTY DETAILS

 **MUNICIPAL ADDRESS**
920 Nelson Ave, Nelson BC


 **SITE AREA**
~7,037 SF

 **YEAR BUILT**
1999


 **TOTAL FLOOR AREA**
3,627 SF
Industrial Area: 3,088 SF
Residential 1-BR (2nd floor): 539 SF


 **ZONING**
C2 - Service Commercial

 **PARKING STALLS**
+/-13

 **POWER**
200A three phase

 **CEILING HEIGHTS**
Up to 15.5 feet

 **LOADING BAYS**
3 x drive-in doors
(12'x14', 10'x10', 10'x10')

 **LIST PRICE**
\$925,000

EXECUTIVE SUMMARY

RLK Commercial is pleased to offer for sale a 100% freehold interest in 920 Nelson Avenue, located in Nelson, BC (the "Property"). Featuring a 100% leased +3,627 SF mixed-use building with three industrial units on the ground floor comprising ~3,088 SF, and a second floor ~539 SF 1-BR residential suite, the property offers an exceptional opportunity for investors or businesses purchasing for their own use. Centrally located with prominent exposure to vehicle traffic along Nelson's "Orange Bridge" (Highway 3A), and direct access from Gordon Street and a rear laneway, the Property offers businesses exceptional brand profile and signage opportunities along Nelson's busiest commercial corridor, with exposure to +10,000 vehicles per day. Key building features include up to 15.5 foot ceiling heights, 200 amp three phase power, three overhead loading doors, and +/-13 on-site parking stalls. Recent discussions with the City further indicate potential for a second-storey addition and strata conversion, offering exciting redevelopment upside and long-term capital appreciation.

PROPERTY OVERVIEW

The Property is currently operated as a multi-tenant mixed-use building, including three commercial units on the ground floor and a 1-bedroom suite on the second floor. All commercial leases are on a month-to-month basis, offering an opportunity for immediate rental rate upside through marking existing rents to market, or for a business to immediately occupy the building for their own use. The two commercial units at the front of the building are occupied by WK Auto Detailing and Speedpro Signs, while the rear commercial unit with access from the laneway is occupied by a Bitcoin ATM operator for storage.

WK Auto Detailing comprises ~1,420 SF, built out as open concept warehouse space with one washroom, a 12'x14' overhead drive-in door, and separately metered 100 amp three phase power.

Speedpro Signs (former Bergevin Electrical space fronting on Gordon Street) comprises ~1,150 SF, with a ~450 SF high-ceiling shop space, one washroom, and office and retail areas. The shop space has one overhead door of approximately 10'x10'.

The rear commercial unit (occupied by Bitcoin ATM operator) represents ~518 SF of main floor space plus a mezzanine, and includes a fenced outdoor storage area, and additional parking. The 10'x10' overhead door is at the rear of the building.

Hydro metering for Speedpro Signs and the rear commercial unit is shared and offers up to 200 amp three phase capacity.

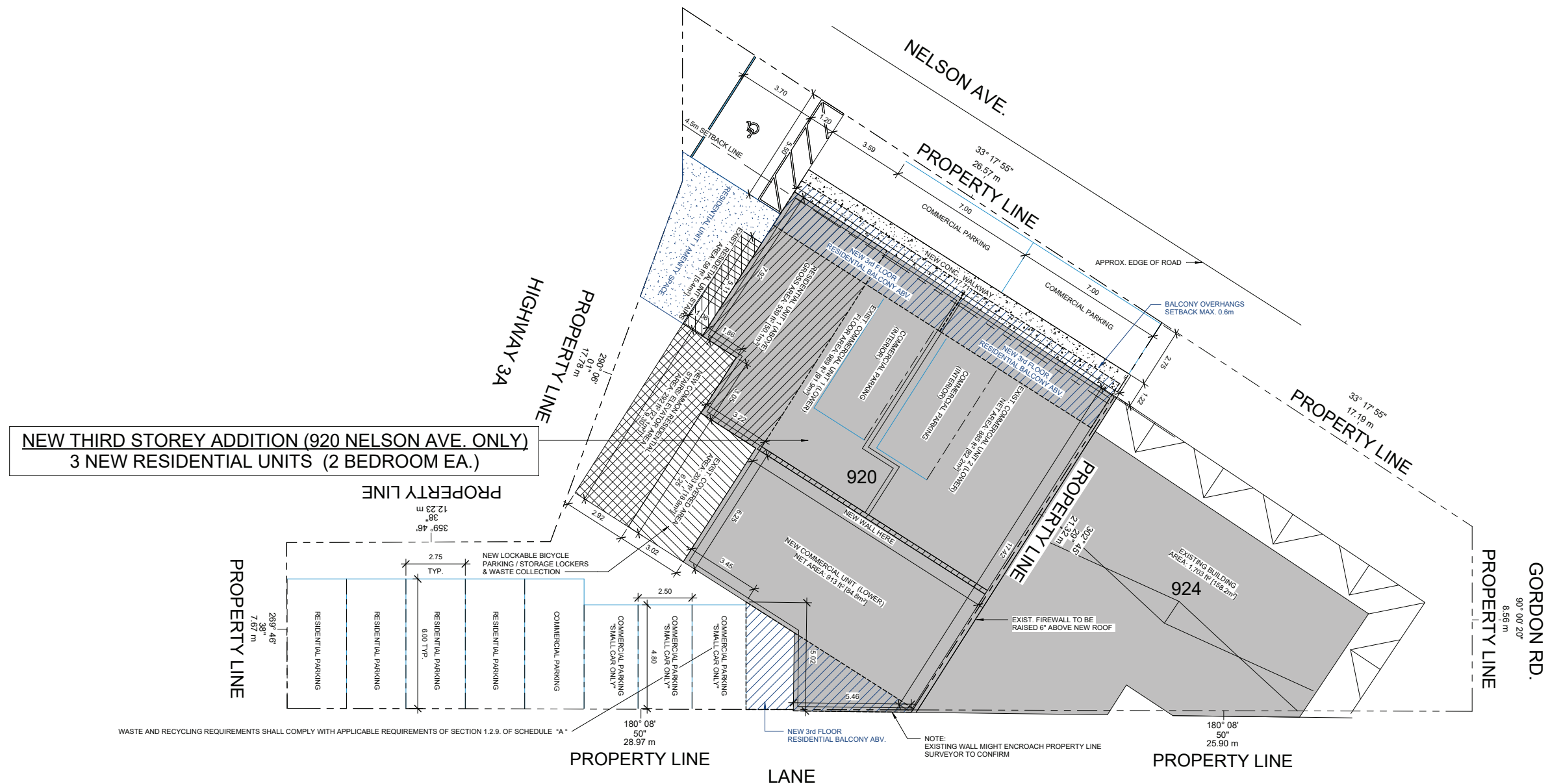
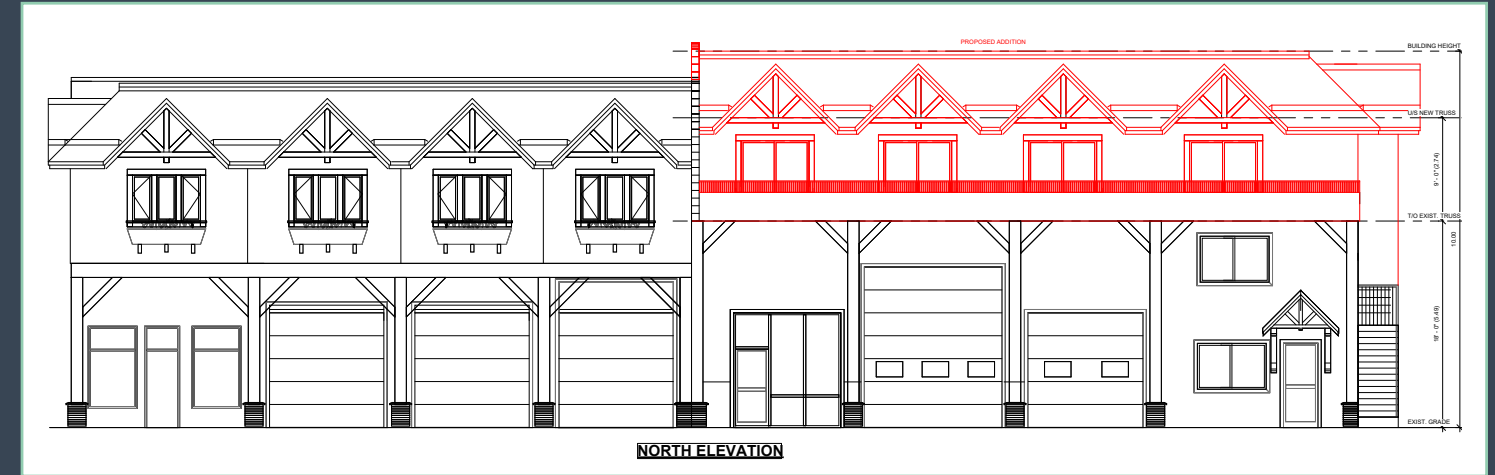
The one-bedroom suite is located above the Speedpro Signs space, with stairway access on the south side of the building, and features ~539 SF, with one bedroom and bathroom.



REDEVELOPMENT OVERVIEW

In May 2025, a Pre-Application Review (PAR) meeting was held between the seller and the City of Nelson planning staff to discuss the potential for a strata conversion and adding an additional storey to the existing structure including two 2-bedroom residential units. Such a redevelopment is consistent with the existing OCP and C2 - Service Commercial zoning, and so no OCP or rezoning amendments would be required. Based on this meeting and subsequent letter from planning staff, the Planning Department supports this application provided it complies with relevant bylaws and provincial/federal legislation and regulations.

Below is a draft site plan of the strata conversion and third storey addition renovation.



LOCATION OVERVIEW

Central Interior location connects Kelowna, Alberta and the U.S. border within 4 hours.

With immediate access and exposure to over 10,000 vehicles per day along Highway 3A, 920 Nelson Avenue offers convenient regional connectivity throughout the BC Interior and to the U.S. border (~1 hr.). Nelson represents the commercial hub of the Kootenays, given its central location between Vancouver, BC (west), Calgary, AB (east), and Spokane, WA (south), and its access to several regional airports, including the West Kootenay Regional Airport (WKRA) (~25 mins). 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

Cranbrook	2 hrs 45 mins
Osoyoos	3 hrs
Spokane, WA	3 hrs 15 mins
Kelowna	3 hrs 30 mins
Kamloops	5 hrs 30 mins
Calgary	6 hrs 30 mins
Vancouver	7 hrs

LOCAL

Playmor Junction	10 mins
Castlegar	25 mins
Salmo	30 mins
Trail	45 mins
Kaslo	1 hr
U.S. Border	50 mins
Creston	1 hr 30 mins



LOCATION OVERVIEW

One of Canada's Most Desirable Places to Live and Work

Nelson is rich in amenities with retail, restaurant, and hospitality services within minutes from 920 Nelson Avenue. Well known as a unique mix of big-city amenities with authentic small town charm, Nelson features a long list of restaurants, boutique stores, craft breweries, rustic cafes and high quality hotels, all nestled within a bustling downtown core. A long list of leisure and recreational activities including several golf courses, ski resorts and lakefront destinations further make Nelson an exceptional place for both business and lifestyle.

For more information about Nelson, visit www.nelsonkootenaylake.com.



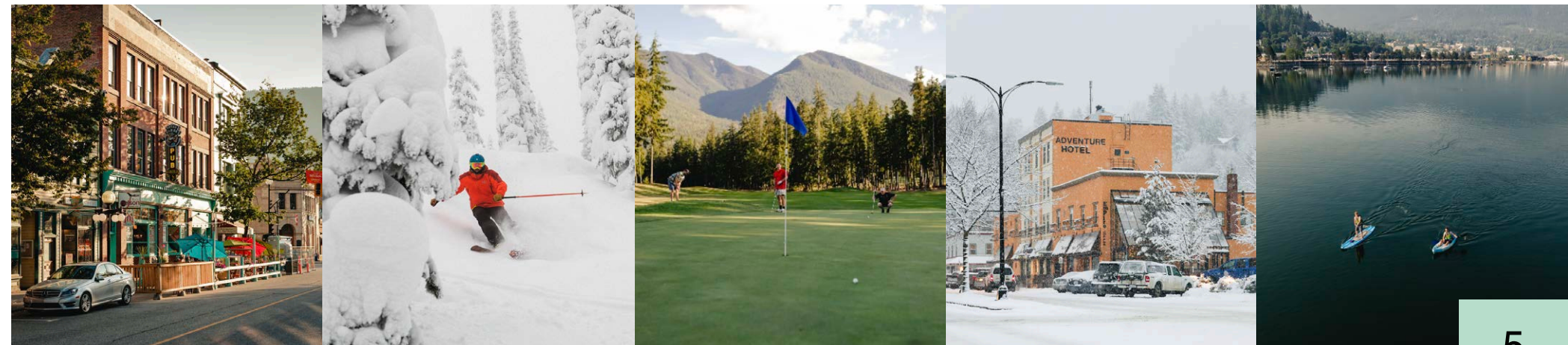
+70,000
Total Trade
Area Population



+550,000
Annual Visitors



+10,400
Avg. Daily Vehicle
Traffic (Hwy 3A)



FINANCIAL SUMMARY

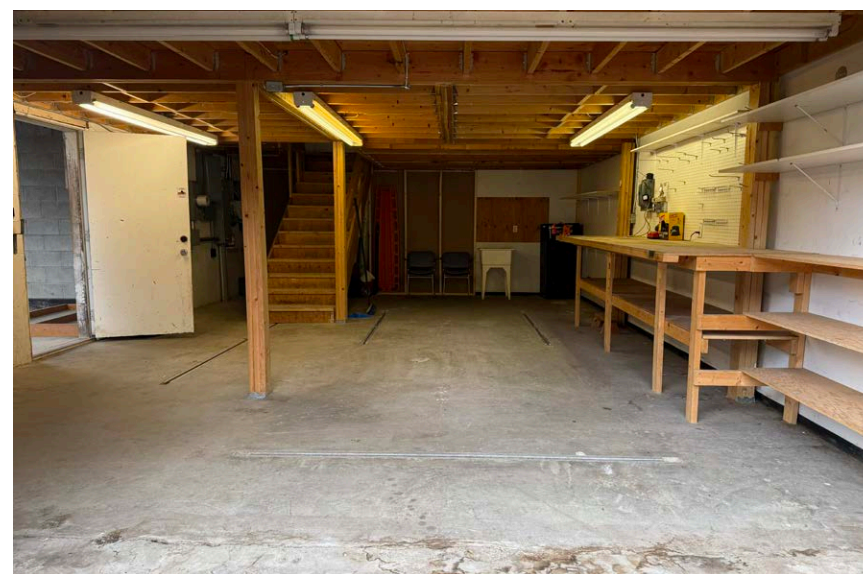
	TOTAL	MONTHLY	PSF
WK Auto Detailing	\$26,400	\$2,200	\$18.59
Speedpro	\$19,080	\$1,590	\$16.59
Bitcoin ATM Operator	\$19,200	\$1,600	\$37.06
Residential 1BR	\$15,600	\$1,300	\$28.94
Total Revenues	\$80,280	\$6,690	\$22.14

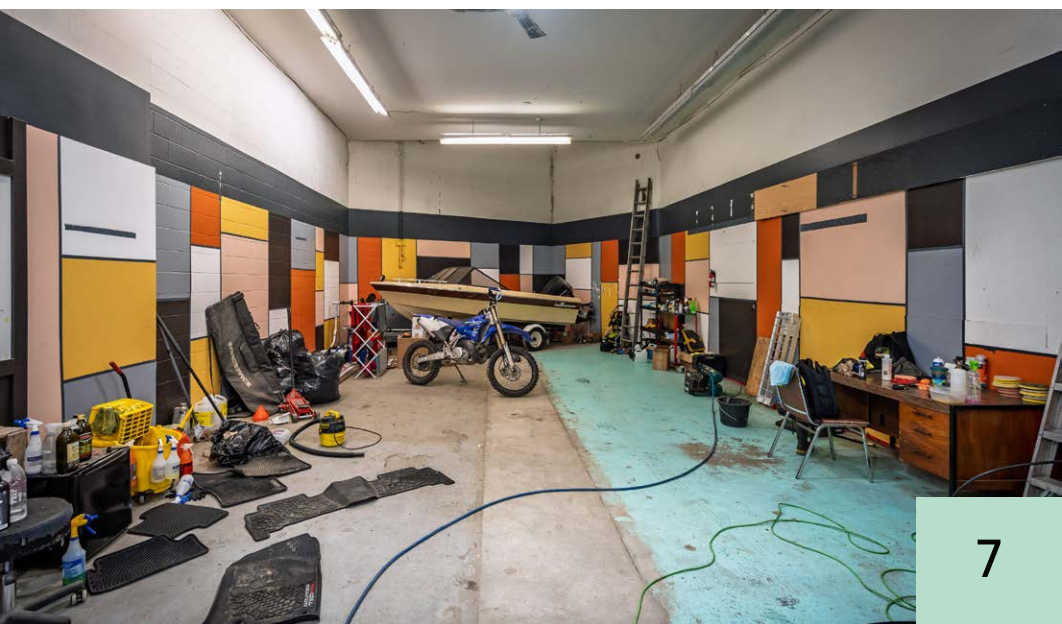
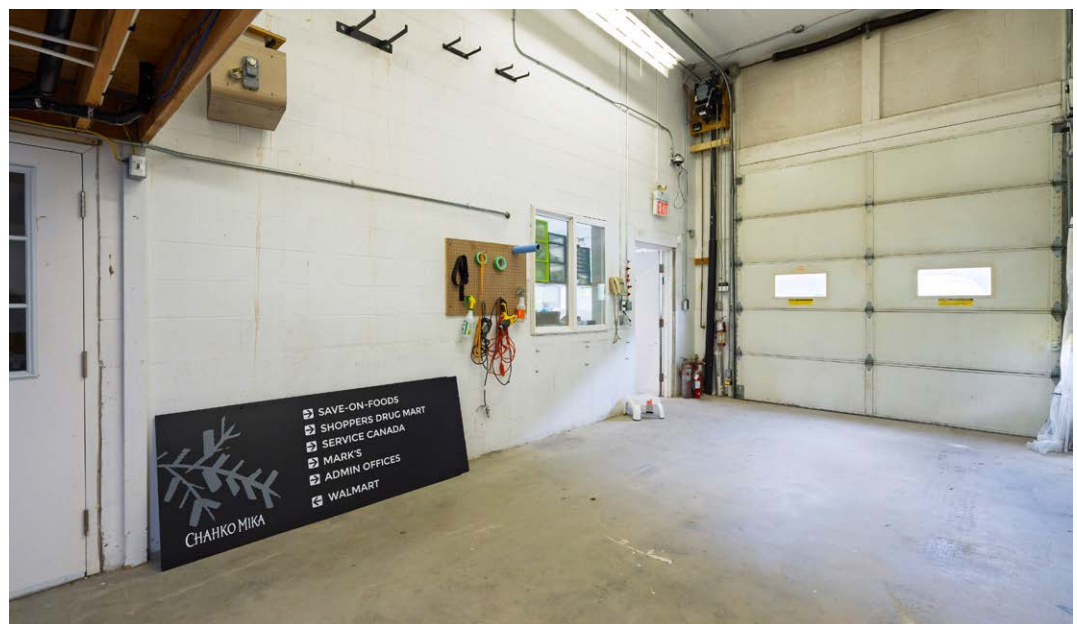
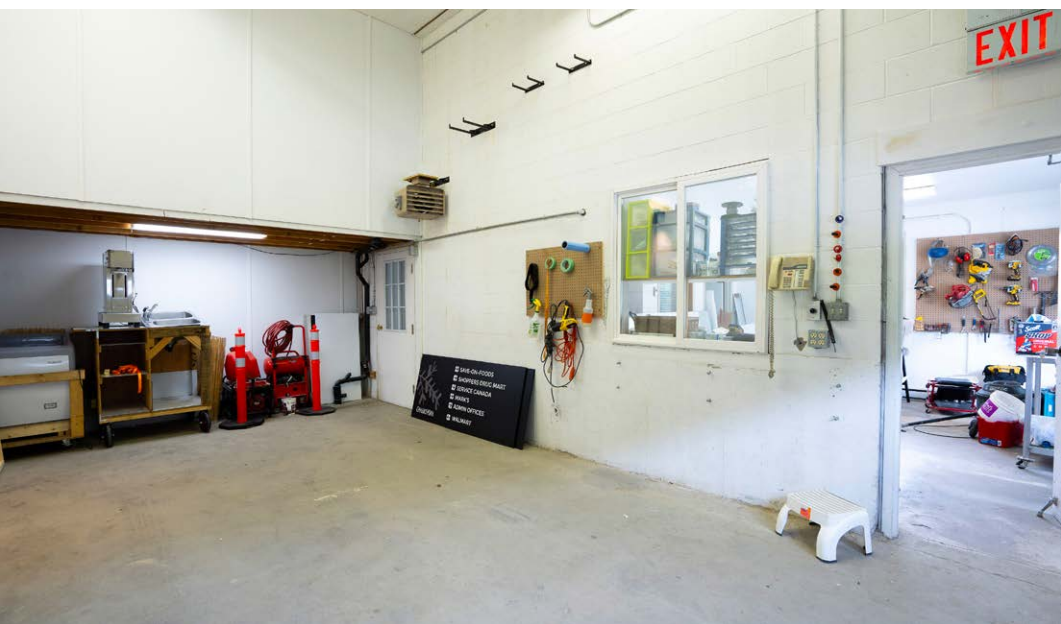
EXPENSES

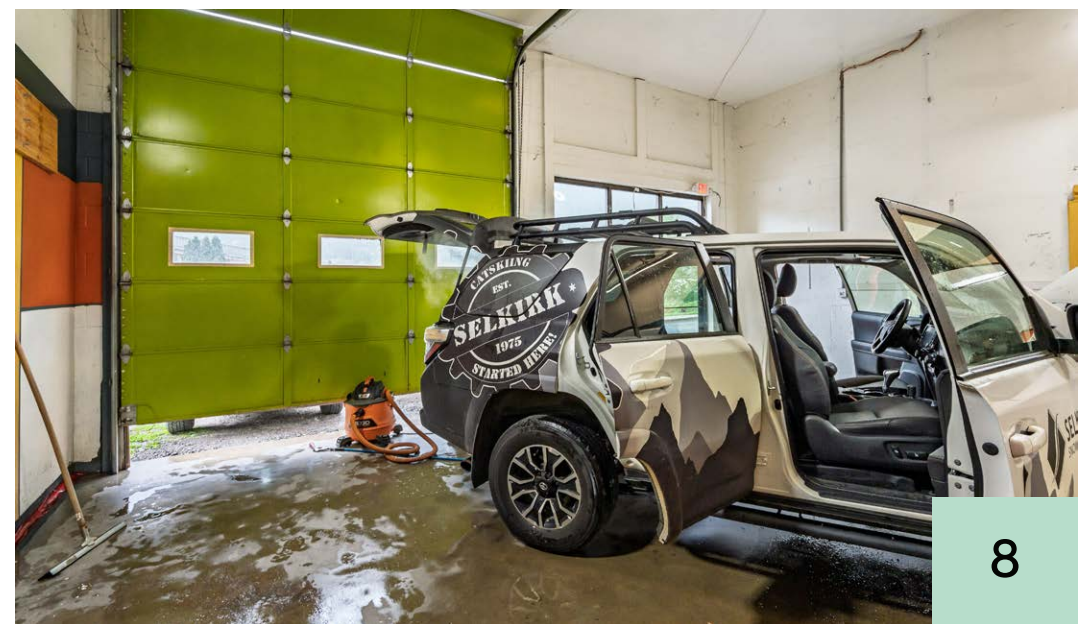
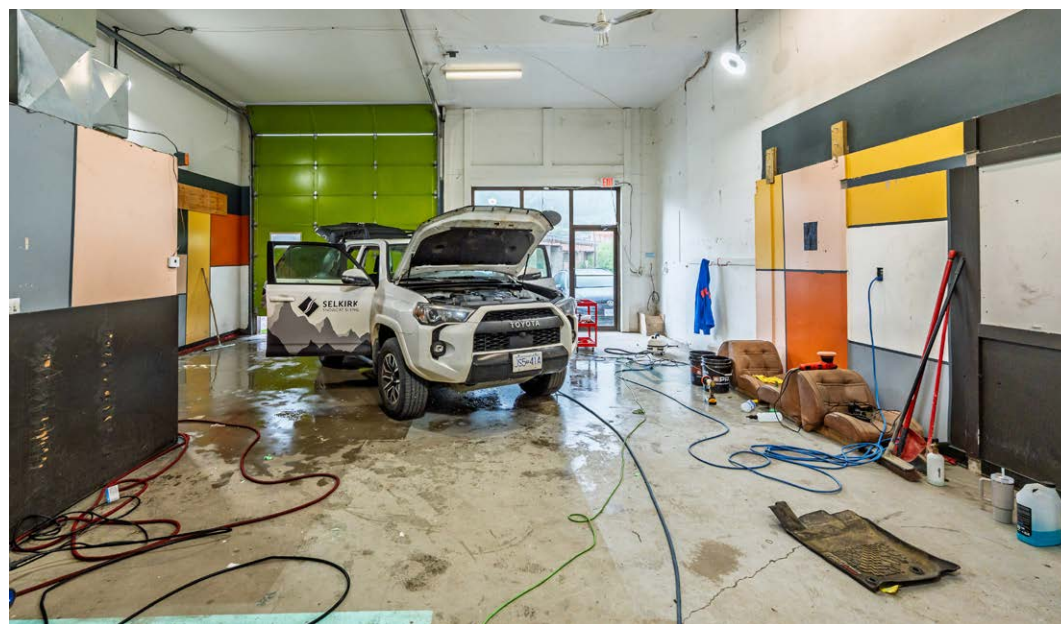
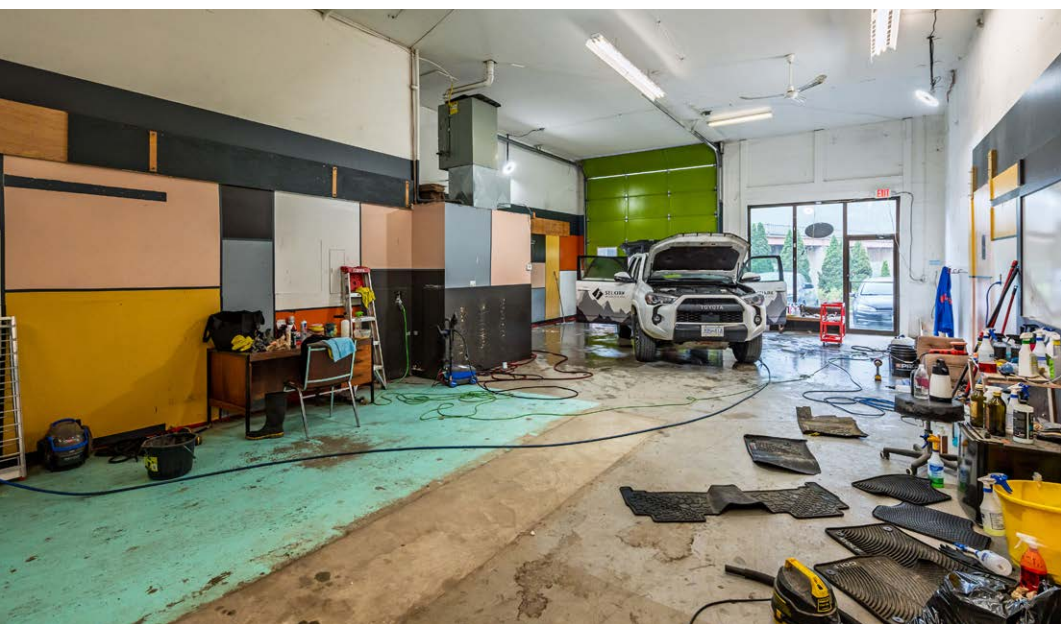
Property Tax	\$8,452	\$704	\$2.33
Water and Sewer	\$6,754	\$563	\$1.86
Insurance	\$4,658	\$479	\$1.28
Total Expenses	\$19,864	\$1,746	\$5.48

In Place Net Income	\$62,416	\$4,944	\$17.21
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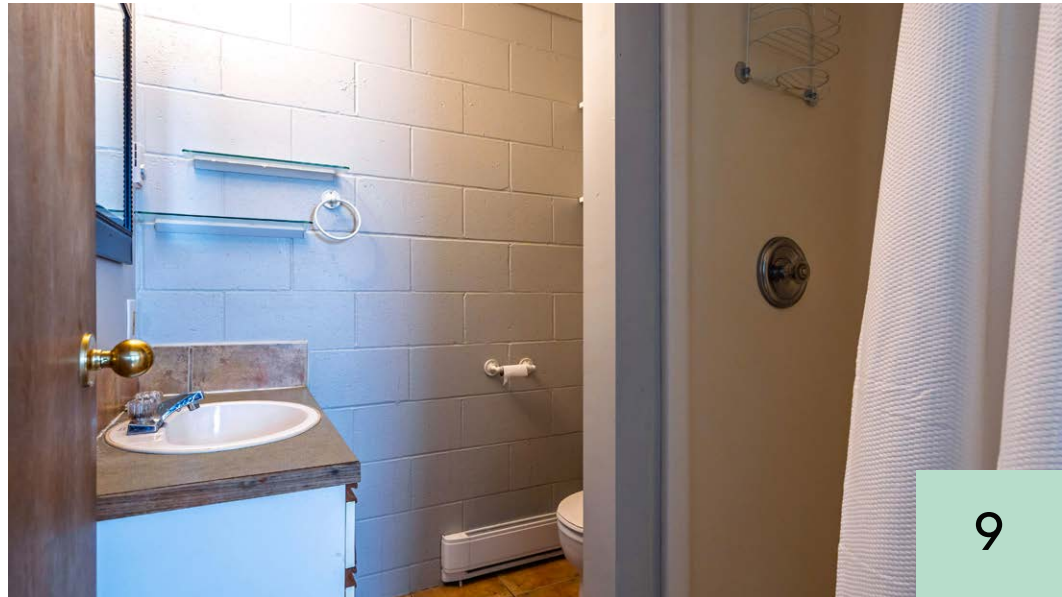
Detailed in the NOI Summary table are the current “in place” revenues and expenses for the property. All leases are on a month-to-month basis with only verbal agreements in place. All leases are “gross” leases, such that utilities, property taxes, insurance and water/sewer are all included in the rent. All expenses are sourced from the actual 2024 expense bills.







RESIDENTIAL SUITE



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