FOR SALE

N

2213 6TH AVE

COLUMBIA AVE

6TH AVENUE

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PROPERTY DETAILS

MUNICIPAL ADDRESS
2213 6th Avenue, Castlegar BC

SITE AREA
~44,256 SF

EXISTING BUILDINGS (2)
Garage   +/- 1,400 SF
Mobile Home/Office +/- 900 SF

ZONING
M1 (Light Industrial)

FRONTAGE
+350 feet

DEPTH
~90 to ~140 feet

PRICE
$789,000

EXECUTIVE SUMMARY

On behalf of the Seller, RLK Commercial is pleased to offer for sale a 100% freehold interest in 2213 6th Avenue, located in Castlegar, BC (the "Property"). Featuring +1 acres of M1 (Light Industrial) zoned land, with +350 feet of frontage along 6th Avenue, the Property offers an exceptional opportunity for industrial developers 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. The Crowsnest Highway (Hwy 3) interchange 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.

IMMEDIATE PROXIMITY TO REGIONAL HIGHWAYS & AREA AMENITIES

CROWSNEST HIGHWAY (HWY 3)

CASTLEGAR REC CENTRE

NEW 8-UNIT APARTMENT

COLUMBIA AVE

6TH AVENUE

Esso BULK PLANT

6TH AVENUE INDUSTRIAL NODE

N

Morrison Insulation Ltd.

ZION TRUCKING

Wesco

Old Dutch

Air Liquide

PARK PLACE CONDOS

6TH AVE MINI STORAGE

pet valu

CLARK FREIGHTWAYS

APPLIED Industrial Technologies

Stutters DKI

GREAT CANADIAN OIL CHANGE

FORMER RONA

6TH AVENUE

COLUMBIA AVE

Esso BULK PLANT

CENTRAL LOCATION IN THE "HUB OF THE KOOTENAYS"

With immediate access to Highway 6 via Columbia Avenue 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

Edmonton 936km (585 mi.)
Alberta
British Columbia
Calgary 624km (390 mi.)
Kelowna International Airport
Kelowna 338km (211 mi.)
Kootenay Lake
Cranbrook 230km (143 mi.)
CASTLEGAR
Vancouver 657km (410 mi.)
Canadian Rockies International Airport
West Kootenay Regional Airport
Trail Regional Airport
Victoria 695km (434 mi.)
Washington
Seattle 688km (402 mi.)
Spokane 237km (148 mi.)
Montana
Idaho
Portland 829km (518 mi.)
Oregon

ZONING SUMMARY

Max. Lot Coverage: 60%
Max. Floor Area Ratio (FAR): 1.8x

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

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

ENVIRONMENTAL SUMMARY

The Property has a Certificate of Compliance issued November 30th, 2001, confirming the site had been satisfactorily remediated for commercial/industrial uses.

Prior to 2001, the site had been used as a cardlock fuel station. The current owner has owned the Property since 2019, using the site primarily as a parking lot for its commercial vehicles and office use within the mobile building.

AERIAL MAP
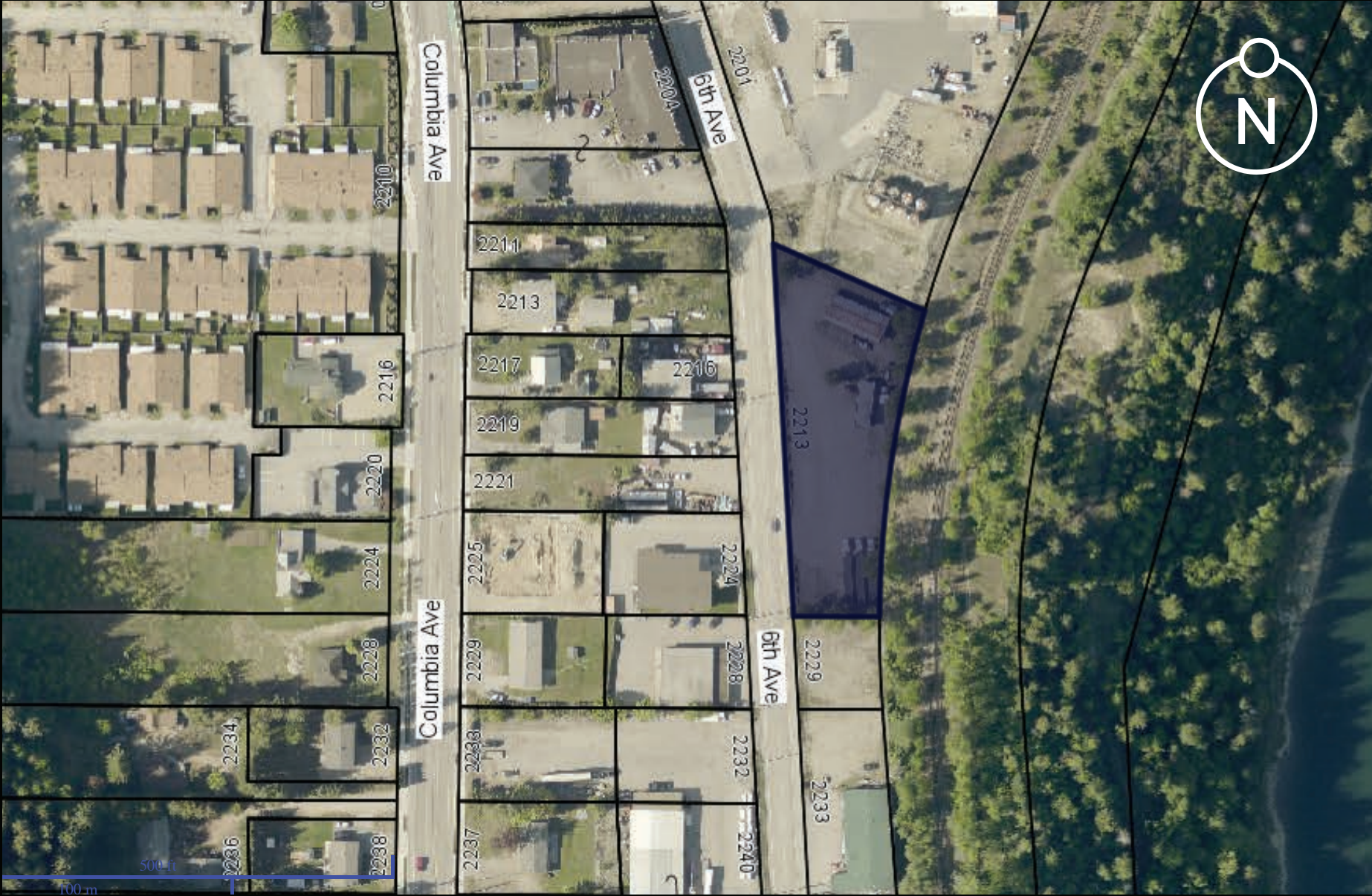
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