

\$980,000 - 1501 Columbia Avenue, Castlegar

MLS® #10365360

\$980,000

0 Bedroom, 0.00 Bathroom, 2,976 sqft

Other on 0.88 Acres

South Castlegar, Castlegar, British Columbia

Download brochure at link below for more information. Situated along Columbia Avenue in central Castlegar, 1501 Columbia Avenue represents a rarely offered opportunity for businesses or investors to acquire an exceptional commercial property with an existing +2,976 sq. ft. building featuring +75 feet of direct frontage along Columbia Avenue, and directly adjacent to No Frills, Dollarama, and Tim Hortons. The existing building includes a ~2,376 sq. ft. garage featuring 3 overhead doors (approx. 10-11.5 ft. tall) and 200 amp power, complemented by a recently constructed ~600 sq. ft. addition with a 10 ft x 10 ft overhead door, 100 amp power, and separate washroom. Featuring a total of +0.89 acres, site access from both Columbia Avenue and the rear laneway, and direct river frontage with river and mountain valley views, the site is perfectly positioned for exciting future development upside. Proposed development plans contemplate a 15-unit multi-family development at the rear of the site with unobstructed views of the Columbia River and surrounding mountain valley. With an existing month to month tenant providing holding income and C2 zoning in place, the property offers broad flexibility for mixed-use development. 1501 Columbia Avenue offers commercial businesses and investors a highly functional building with holding income and development upside with supreme positioning along the most important commercial corridor in Castlegar. (id:6289)



Built in 1962

Essential Information

Listing #	10365360
Price	\$980,000
Bathrooms	0.00
Square Footage	2,976
Acres	0.88
Year Built	1962
Type	Other
Sub-Type	Freehold

Community Information

Address	1501 Columbia Avenue
Subdivision	South Castlegar
City	Castlegar
Province	British Columbia
Postal Code	V1N1H8

Amenities

Amenities	Public Transit, Airport, Park, Recreation, Schools, Shopping
Features	Level lot

Interior

Heating	Forced air
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Exterior

Exterior Features	Level
Roof	Metal

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Royal LePage Kelowna
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