

\$2,890,000 - 125 Hall Street, Nelson

MLS® #10366041

\$2,890,000

0 Bedroom, 0.00 Bathroom,
Other on 1.00 Acres

Nelson, Nelson, British Columbia

A premier investment opportunity awaits with The Gateway Building, a substantial 13,350 sq ft commercial asset on a 19,875 sq ft lot in prime Nelson, BC. Strategically located on one of the busiest intersections in the city, this landmark property guarantees maximum exposure to both high vehicle and pedestrian traffic—a critical feature for sustained commercial success. Zoned Core Commercial (C1), the property offers flexibility for various uses and exceptional long-term development potential. Investors will secure immediate, stable cash flow from an established, diverse tenant base, which currently includes an opticians, a thriving furniture and home decor store, a popular local brewery and office spaces. The building features nine fully occupied units: four large ground-level retail/service spaces and five professional upstairs offices, ensuring a well-diversified and reliable income stream that mitigates vacancy risk. Crucially, The Gateway Building boasts a large private parking lot with over 15 spaces—a near impossibility to find in Nelson's downtown core—providing a massive competitive advantage for tenants and convenience for customers. This well-maintained commercial hub offers a unique chance to acquire a strategic, high-visibility asset with a robust income and significant upside potential in one of the Kootenays' most dynamic markets. Secure this vital piece of Nelson's commercial landscape! (id:6289)



Built in 1929

Essential Information

Listing #	10366041
Price	\$2,890,000
Bathrooms	0.00
Acres	1.00
Year Built	1929
Type	Other

Community Information

Address	125 Hall Street
Subdivision	Nelson
City	Nelson
Province	British Columbia
Postal Code	V1L7B4

Amenities

Parking Spaces	15
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Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Bennett Family Real Estate
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