



## 2213 6TH AVENUE South Castlegar British Columbia

\$789,000

**REDUCED PRICE!!!** Available for sale is 2213 6th Avenue, located in Castlegar, BC. Featuring +1 acres of level, M1 (light industrial) zoned land with +350 feet of frontage along 6th Avenue, 2213 6th Avenue represents an exceptional opportunity for industrial or mixed-use developers or businesses purchasing for their own use to develop a unique build to suit. Centrally located with prominent exposure and direct access from 6th Avenue, Castlegar's most coveted industrial node, the Property is one of the largest remaining vacant tracts of land in Central Castlegar, and 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. Importantly, Crowsnest Highway (Hwy 3) interchange is provided within a 3-minute drive, providing efficient regional connectivity east to Calgary or west to Kelowna and Vancouver. Endless restaurant, service and entertainment amenities are located just a one-minute drive from the property along Columbia Avenue, including Canadian Tire, McDonald's, Boston Pizza, and more.

(id:6769)

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

<http://www.rlkcommercial.com/>



**Royal**

**LePage**

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
[lorneayers@royallepage.ca](mailto:lorneayers@royallepage.ca)