



## 2233 COLUMBIA AVENUE South Castlegar British Columbia

\$399,000

2233 Columbia Avenue represents a rare opportunity to purchase commercially-zoned land with direct access and +100 feet of frontage along Columbia Avenue - Castlegar's most important mixed-use node with proximity to an endless number of national brand retailers, restaurants, entertainment and recreation amenities. With ~0.37 acres of land, significant mixed-use developments currently active in the area such as The Park Place condos, and R4 (Medium Density Residential) zoning applicable to most adjacent properties, 2233 Columbia Avenue is ideally positioned to leverage an irreplaceable location in central Castlegar for commercial or potential residential redevelopment. 2233 Columbia Avenue is being offered for sale with 2232 6th Avenue, a contiguous ~0.34 acre vacant land parcel which effectively connects Columbia Avenue to 6th Avenue, and 2240 6th Avenue, a large format commercial building with ~1.1 acres of land. The three properties are being offered as a package or individually, however, it is the seller's preference to secure a sale for 2240 6th Avenue (2472249) before selling the two vacant land parcels (2472250 & 2472248). (id:6769)

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