



## 2240 6TH AVENUE South Castlegar British Columbia

\$1,995,000

2240 6th Avenue represents a rare opportunity to purchase a large scale commercial building in central Castlegar with an estimated +32,000 SF of total floor area featuring main floor retail and warehouse space, 2nd floor office and storage, and substantial covered and secured warehouse space. Originally purpose-built for Arrow Building Supplies store in 1976, with a two-storey extension added in 1997, the property was most recently branded as RONA until approximately 2017. With the nearest remaining national brand building supply stores located in Trail (~25 mins) and Nelson (~35 mins), 2240 6th Avenue offers an exciting opportunity for related commercial businesses to strategically position themselves within the Castlegar market with limited regional competitive alternatives. With ~1.1 acres of land, 2240 6th Avenue is being offered for sale with two adjacent vacant land parcels including 2232 6th Avenue (~0.34 acres) and 2233 Columbia Avenue (~0.37 acres). 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)

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

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



**Oak Wyn Realty Okanagan**

108 1980 Cooper Road , Kelowna,  
BC, V1Y 8K5

Phone: 250-861-5122

Fax:

[dan.singla@gmail.com](mailto:dan.singla@gmail.com)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.