



2316 COLUMBIA AVENUE South Castlegar British Columbia

South Castlegar

\$990,000



Download the brochure at the link below for more info. 2316 Columbia Avenue represents a 3,000 sq. ft. commercial office building at the heart of Castlegar, BC. Fully leased on a triple net basis to BC General Employees' Union (BCGEU), with more than 5 years of lease term remaining and 3% annual contractual rent steps, the Property offers long-term income stability and growth. Centrally located with efficient access from the surrounding region, and prominent exposure along Columbia Avenue (Hwy 22), Castlegar's primary commercial corridor, the Property is within a 1-minute drive from Castlegar's highest concentration of restaurant, service and entertainment amenities. The building has further benefited from significant recent capital upgrades, both from the landlord and tenant, including rooftop HVAC, hot water tank, parking lot re-surfacing, and more. Tenant amenities include parking for +/-12 vehicles, an outdoor patio, building elevator, highway signage, and a new roof that is currently under construction. (id:6769)

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