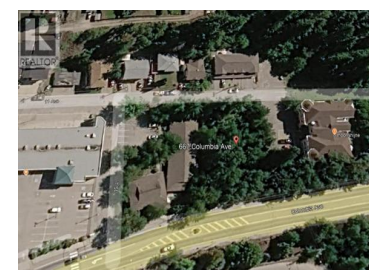
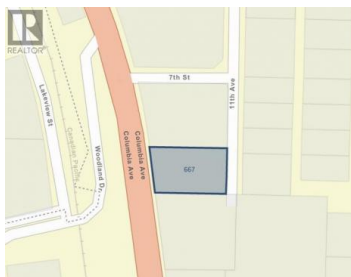




667 COLUMBIA Avenue Castlegar British Columbia

South Castlegar

\$299,000



0.33-acre (14,476 sq. ft.) commercial development lot on Columbia Avenue, the main traffic corridor through downtown Castlegar, and one of the last larger vacant parcels in the downtown core. Single titled parcel with 95 ft of frontage on Columbia Avenue and 94 ft on 11th Avenue, and a depth of 147 to 161 ft. Level access from 11th Avenue, with the Columbia frontage giving strong exposure to passing traffic. Trees were cleared in spring 2026. Zoned C3 Corridor Mixed-Use under the City of Castlegar Zoning Bylaw, with an OCP designation of Columbia Avenue Corridor. City water and sanitary sewer connections are available off 11th Avenue, and FortisBC natural gas and electrical run in the area. Walking distance to shops, services, schools and transit, and minutes to Highway 3, Selkirk College and West Kootenay Regional Airport. Buyer to verify zoning, servicing and measurements. Call your agent! (id:6769)

Larry Berisoff

RE/MAX Kelowna

Phone: (250) 878-7417

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