



# 1127 4TH STREET North Castlegar British Columbia

\$2,500,000

Download the brochure at the link below for more info. 1127 4th Street offers an exciting investment opportunity, with +\$400,000 invested into base building and tenant improvements within the last ~1.5 years. Several tenants have signed long-term leases including Pizza Pizza, Assante Wealth, West Kootenay Septic, and HAGER Orthopaedic, with an avg. term of 3.8 yrs overall, providing a strong and stable income base. Short-term tenants with current rents ~30% below market overall, offer substantial income upside. With +235 feet of retail frontage and C4 zoning on a 0.34-acre site, the Property offers an extremely high profile corner location with tremendous exposure and long-term redevelopment upside. Featuring operationally independent units, the property may also lend itself to a "strata/subdivision and resale" strategy. 1127 4th Street is being offered for sale with 331 Columbia Avenue (see MLS number 2475452), available either individually or as a package. The seller may also consider seller financing structures. (id:6769)

Listing Presented By:



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