



292 COLUMBIA AVENUE North Castlegar British Columbia

\$1,199,000

Welcome to a rare and exciting opportunity to own an exceptional commercial property in downtown Castlegar! With all the amenities you need for your business venture and the potential for residential redevelopment, this property is truly a gem. Featuring 7500 square feet of space on the upper two floors, with an additional full basement for storage or further development, this property has everything you need to get started. The 600amp 3 phase power, 6" water main, and fire suppression system make it easy to set up your business, while the full commercial kitchen is perfect for food service businesses or a great brewery setup. Located on a prime corner lot with excellent exposure to Columbia avenue traffic, this property is ideally situated for maximum visibility and easy access. Looking to invest in the booming residential market? The potential for redevelopment into residential condos is also an exciting opportunity to consider, with the potential for stunning views and all the conveniences of downtown living. On the rear of the building, you'll find a 2-bedroom residential suite that's perfect for live-work arrangements or as an additional income source. With a separate entrance, this suite provides plenty of privacy and comfort for you or your tenants. Don't miss out on this incredible opportunity to own a versatile and highly desirable commercial property in downtown Castlegar. Contact today for your private viewing. (id:6769)

Listing Presented By:



Originally Listed by:
eXp Realty



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna,
BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com