

1912 Columbia Avenue Castlegar, BC

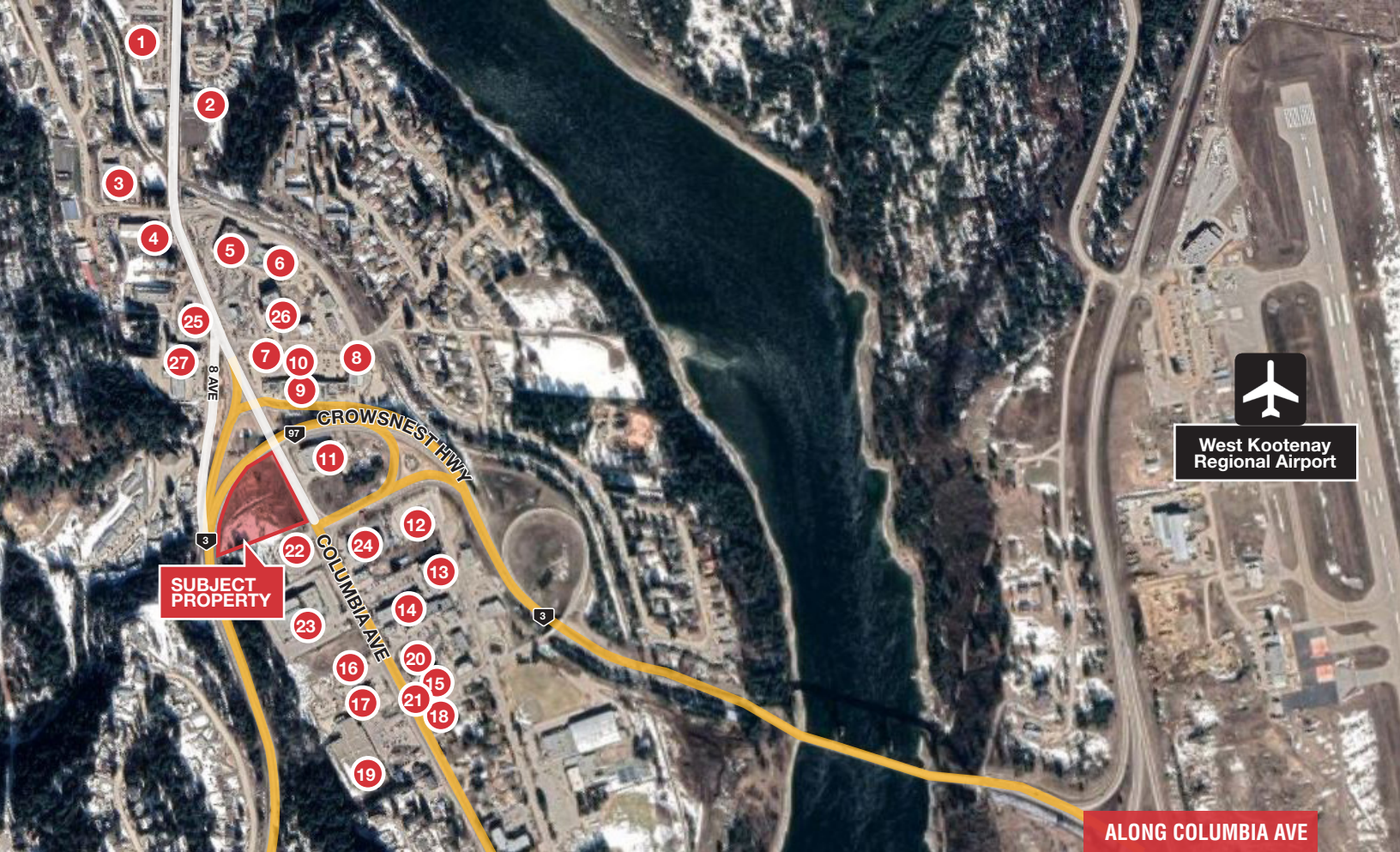
Property Summary

The 2.89 acre (125,888 SF) property is one legal parcel located at 1912 Columbia Avenue, Castlegar BC. Situated along Columbia Avenue leading to Trail, BC in the south and right at the turn off point for Highway 3 connecting the west coast to Alberta. The property offers excellent highway visibility for any motorists driving by Castlegar. The property is currently vacant land and is zoned C-1: Regional commercial Zone which would be perfect for any hotels/motels or quick service restaurants.

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SUBJECT PROPERTY


West Kootenay
Regional Airport

ALONG COLUMBIA AVE

- | | | |
|---------------------------------|---------------------------------|-----------------------------|
| 1. Glacier Honda | 10. Castleair Plaza | 19. Canadian Tire |
| 2. Castlegar Kia | 11. City Furniture & Appliances | 20. Boston Pizza |
| 3. Castlegar Hyundai | 12. Kootenay Centre Cinemas | 21. Petro Canada |
| 4. Kalawsky Chevrolet Buick GMC | 13. Shoppers Drug Mart | 22. Chevron |
| 5. Safeway Castlegar | 14. Uptown Centre | 23. Sandman Hotel Castlegar |
| 6. Heritage Credit Union | 15. McDonald's | 24. Quality Inn |
| 7. CIBC Bank | 16. A&W Canada | 25. Shell |
| 8. Dairy Queen Grill & Chill | 17. Panago Pizza | 26. Super 8 |
| 9. Common Grounds Cafe | 18. Subway | 27. Best Western Castlegar |

Property Details

Address:	1912 Columbia Avenue, Castlegar BC
PID:	024-742-333
Legal Description:	Lot A, Plan NEP66431, District Lot 7173, Kootenay Land District
Lot Size:	125,888 SF (2.89 acres)
Zoning:	C-1: Regional Commercial Zone
Actual Use:	Vacant IC&I Land

Asking Price: \$750,000

Location

Castlegar is located in the southwestern corner of the Kootenay Rockies with a population of approximately 9,000 and growing. The property is the midway point between Vancouver and Calgary and minutes away from the US border.



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