

\$949,900 - 1451 Columbia Avenue, Castlegar

MLS® #10351656

\$949,900

0 Bedroom, 0.00 Bathroom, 3,667 sqft

Multi-family on 0.56 Acres

North Castlegar, Castlegar, British Columbia

Available for sale is 1451 Columbia Avenue, located in Castlegar, BC, an exciting 7-unit value-add residential investment opportunity anchored by a long-standing complementary commercial tenant (Sun Life). Featuring 1 x 2-bedroom and 5 x 1-bedroom suites, all of which are paying substantially below market rents, the property is extremely well positioned for investors to leverage a stable income base and capitalize on exciting upside through increasing rents to market. Located with prominent exposure and direct access along Columbia Avenue with ample parking for all tenants, the Property sits immediately adjacent to No Frills, Dollarama, Tim Hortons, The Backeddy Pub, and Co-op Gas Bar. The property is centrally located between downtown and uptown, offering easy access to all of Castlegar's retail, service and entertainment amenities. Public bus transit services are located within 100 metres, and Selkirk College is only a 7-minute drive away, while favourable C2 zoning further offers potential for both commercial or residential redevelopment. The Property's stunning backyard further offers tenants rare views of the river and surrounding mountains. Castlegar represents one of the most significant growth stories in the BC Interior, with unprecedented construction, investment and new-to-market businesses such as Wendy's and Anytime Fitness (within ~1km of the Property, respectively), driven by strong demographic fundamentals. Download



the brochure at the link below for more info.
(id:6289)

Built in 1979

Essential Information

Listing #	10351656
Price	\$949,900
Bathrooms	0.00
Square Footage	3,667
Acres	0.56
Year Built	1979
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	1451 Columbia Avenue
Subdivision	North Castlegar
City	Castlegar
Province	British Columbia
Postal Code	V1N1H8

Amenities

Amenities	Golf Nearby, Public Transit, Airport, Park, Recreation, Schools, Shopping
Features	Level lot
Parking Spaces	15
View	River view, Valley view, View of water, View (panoramic)
Is Waterfront	Yes
Waterfront	Waterfront on river

Interior

Heating	Electric Baseboard heaters, Forced air, See remarks
# of Stories	2

Exterior

Exterior	Stucco
Exterior Features	Level
Roof	Asphalt shingle

Additional Information

Zoning Mixed

Listing Details

Listing Office Royal LePage Kelowna



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