

NAICommercial

FOR SALE
Highway Commercial
Development Sites



Danny Su
Associate, Investments
604 691 6678
dsu@naicommercial.ca

2625 72 Ave
Grand Forks, BC

1075 W Georgia St, Suite 1300, Vancouver, BC V6E 3C9 | +1 604 683 7535 | naicommercial.ca

Salient Details

Property Address

2625 72 Ave, Grand Forks,
BC

PID

026-743-019; 026-743-027;
026-743-035

Legal Description

Lot 1, 2 & 3 District Lot 520
Similkameen Division Yale
District Plan KAP81415

Zoning

Highway Commercial (HC)

Site Size (Approx.)

Lot 1	0.655 acres
Lot 2	0.857 acres
Lot 3	0.857 acres
Total	2.369 acres

Asking Price

Lot 1	\$350,000
Lot 2	\$400,000
Lot 3	\$400,000
Total	\$1,150,000

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Opportunity

NAI Commercial is pleased to present for sale three parcels totaling 2.369 acres of highway commercial land located in Grand Forks (the "Property"). The Property benefits from excellent exposure and high traffic volumes along Crowsnest Highway.

Two of the parcels are situated directly fronting the highway, each comprising approximately 0.857 acres. The third parcel, approximately 0.655 acres, is located at the corner of 27th Street and 72nd Avenue. The parcels are available for purchase individually or collectively, offering flexibility for a range of development opportunities.

Zoning

The Highway Commercial (HC) Zone is intended to accommodate a wide range of highway-oriented commercial uses, particularly those benefiting from high visibility and traffic exposure along the Crowsnest Highway. Permitted uses include restaurants (including fast food establishments with drive-thrus), hotels and motels, automobile sales and service stations, convenience stores (including gas bars), car washes, retail stores, personal service businesses, liquor-licensed premises, animal hospitals, building supply stores, offices, professional services, tool and equipment rental establishments, and electric vehicle charging stations. The zoning supports businesses that rely on accessibility to passing motorists, making it well-suited for drive-thru food services and similar uses. Accessory uses, including a dwelling unit and structures ancillary to the principal use, are also permitted, offering additional flexibility for property owners.



1	Lot 1	0.655 acres
2	Lot 2	0.857 acres
3	Lot 3	0.857 acres
Total		2.369 acres



City

Grand Forks is a small city in southeastern British Columbia's Boundary region, with a population of just over 4,000 residents and approximately 10,000 in the surrounding area. The local economy is supported by a mix of forestry, agriculture, manufacturing, retail, and tourism, with key industries including lumber production and insulation manufacturing, alongside a growing small business and service sector. Strategically located near the U.S. border and along Highway 3, the city serves as a regional hub and benefits from access to larger markets. Grand Forks offers a range of tourist amenities, including riverfront parks along the Kettle and Granby Rivers, walking and cycling trails, heritage buildings, arts and cultural attractions, and year-round outdoor recreation such as hiking, fishing, boating, golfing, and nearby skiing opportunities.

Investment Highlights



Trans Canada Hwy frontage & visibility



Easy access onto and from Crowsnest Hwy 3



Favourable Highway Commercial Zoning



Flexible Parcel Configuration



Affordable Market with growth potential



Tourism & Seasonal traffic Drivers



Drive Times

US Border Crossing (Carson):	8M
Castlegar (West Kootenay Regional Airport):	1H
Kelowna, BC	2H 30M
Spokane, WA	2H 30M
Cranbrook	3H 35M
Vancouver (via Hwy 3)	6H 30M



SUBJECT PROPERTY



NEIGHBORING BUSINESSES & SERVICES

- | | |
|------------------|-------------------------------|
| 1. KAL TIRE | 11. BOUNDARY HOSPITAL |
| 2. MOBIL GAS | 12. PETRO-CANADA |
| 3. MCDONALD'S | 13. PHARMASAVE |
| 4. NO FRILLS | 14. BC LIQUOUR STORE |
| 5. SAVE-ON-FOODS | 15. FIELDS |
| 6. TIM HORTONS | 16. DOLLARAMA |
| 7. DAIRY QUEEN | 17. CANCO GAS |
| 8. SUBWAY | 18. GRAND FORKS
HIGHSCHOOL |
| 9. A&W CANADA | 19. LORDCO |
| 10. CIBC | |

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