

1.75 Acres of Commercial, Flat Buildable Property in Cranbrook

2269 30th Avenue N, Cranbrook, BC



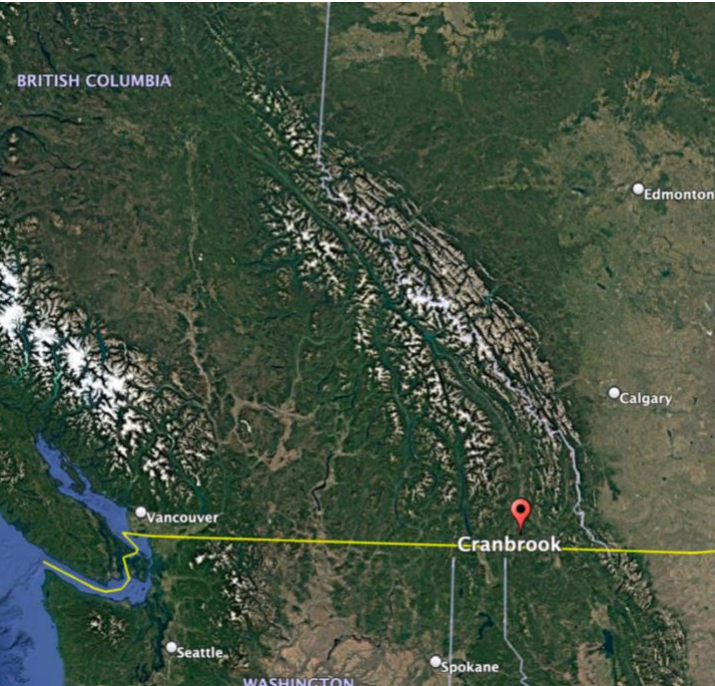
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CHRISTIE'S
INTERNATIONAL REAL ESTATE

Commercial Division



faith Wilson Christies International Real Estate presents a land purchase opportunity in Cranbrook, BC.

This 1.75-acre parcel offers a rare opportunity to acquire a flat, easily buildable commercial site with exceptional development potential. The property is currently zoned **C-2 Highway Commercial**, allowing for a wide range of commercial uses and development options.

Zoning & Future Land Use Potential

The **City of Cranbrook** has indicated a **willingness to rezone** the property to **Medium-Density Multifamily**, further expanding the possibilities for future development. Buyers are encouraged to satisfy themselves regarding zoning and permitted uses for their intended purpose.

Property Details

With support from the **Official Community Plan (OCP)** for the provision of affordable and attainable housing, along with potential **Development Permit Areas (DPA)**, this site aligns well with the City's long-term planning objectives.

Offered for sale as surplus land by the owner, this property presents developers with a prime location, flexible zoning potential, and a straightforward development site.

A variety of development paths are possible, and offers are welcomed.



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7.15 HIGHWAY COMMERCIAL ZONE: C-2

.1 Permitted Uses

Within the C-2 Zone the following uses only are permitted:

- (a) The following accommodation, food and beverage service industries:
 - (i) Hotel and motor hotel
 - (ii) Motel,
 - (iii) Eating establishment and drinking establishments
- (b) Retail trade including repair
- (c) The following personal services and household services:
 - (i) Barber and beauty shop
 - (ii) Laundry and dry cleaner
- (d) Sports and Fitness Facility
- (e) Golf driving range
- (f) Mini-golf
- (g) Theatre and cinema
- (h) Nursery and greenhouse
- (i) Veterinary clinic, subject to Section 7.15.6(c)
- (j) Kennel, subject to Section 7.15.6(c)
- (k) Auction sales
- (l) Funeral home
- (m) Bus depot and taxi service
- (n) Publishing and printing industry
- (o) Upholstery and furniture repair shop
- (p) Taxidermy shop and furrier

- (q) Mobile or manufactured home sales including the assembly and display of such homes on Parcel A (Being a Consolidation of Lots 11 and 12, See LB 211027) District Lot 28, Kootenay District, Plan 15610, and Lots 9 and 10, District Lot 28, Kootenay District, Plan 15610, only
- (r) Sign and display industry
- (s) Group day care
- (t) Commercial school
- (u) Janitorial service
- (v) Medical and dental clinics and dispensaries
- (w) Automated banking machine
- (x) Automotive service, sales and rental
- (y) Real estate office
- (z) Liquor retail outlet
- (aa) Gasoline service station and gas bar
- (bb) Recreational vehicle service, sales and rental
- (cc) Storage, on all the legal parcels combined being:
 - (i) Lots 12-18, Block 319, District Lot 32 Kootenay District Plan 1231; subject to subsection 7.15.6(e)
 - (ii) Lots 19-21, Block 319, District Lot 30 Kootenay District Plan 1231, subject to subsection 7.15.6(f)

(dd) Cannabis retail; subject to Section 4.21 of this bylaw

Bylaw 4057, 2021
Adopted Nov. 8, 2021

(ee) Craft brewery on Lot 148A, District Lots 4 and 29, Kootenay District, Plan 1453, Except Part Included in Plan 6871, only

Bylaw 4118, 2023
Adopted Jun. 26, 2023

(ff) Auto Body Shop on lot STRATA LOT 3 DISTRICT LOT 4 KOOTENAYDISTRICT STRATA PLAN NES218 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V (Municipal Address 1005 Cranbrook Street N).

Bylaw 4192, 2025
Adopted May 12, 2025

(gg) Food Hub on PARCEL B (SEE 12397I) OF BLOCK W DISTRICT LOT 4 KOOTENAY DISTRICT PLAN 1453

Contact Us

Located just one block from Highway 3/95, this fully fenced property with 6' chain link is ready to be developed!

Cranbrook is best known as the **commercial, service, and cultural hub of the East Kootenay region**, with a mix of industry, transportation, outdoor recreation, and regional amenities.

Cranbrook functions as the main shopping, healthcare, education, and professional services hub for surrounding communities such as Kimberley, Invermere, Fernie, and smaller rural areas. Many people commute to Cranbrook for work, medical services, retail, and government offices.

Thank You

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