

FOR SALE



+10,250 SF WAREHOUSE WITH FENCED YARD STORAGE AND DOCK AND GRADE LOADING

1795 Homegoods Road, Genelle BC

TRISTAN CHART, CFA

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ROYAL LEPAGE KELOWNA

COMMERCIAL

THE OPPORTUNITY

Strategically situated just outside Castlegar, BC along the Crowsnest Highway, 1795 Homegoods Road offers a rare opportunity to acquire a functional industrial facility with secured yard storage, truck-level loading, substantial power capacity, and flexible manufacturing or distribution capabilities.

The property is improved with a ±10,250 SF industrial building originally constructed for boat trailer fabrication and continuously maintained to support a variety of industrial operations. Interior clear heights range from 18’7” to truss up to 22’10” to the underside of ceiling, providing excellent vertical capacity for production, storage, and equipment. Loading capabilities are exceptional for the region, including two manual truck-level loading doors (8.5’ x 8.5’), a brand-new pair of automated loading docks, and a 15’5” x 13’10” grade-level overhead door with power controls. The facility is serviced by a robust 400 A / 600 V three-phase electrical service, multiple gas-fired furnaces, and a dedicated office furnace.

Historically utilized for both heavy manufacturing and high-volume distribution, the property is well suited to a broad range of industrial users. With quality industrial inventory remaining limited throughout the West Kootenays, 1795 Homegoods Road presents an attractive opportunity for both owner-users and investors.

PROPERTY SUMMARY

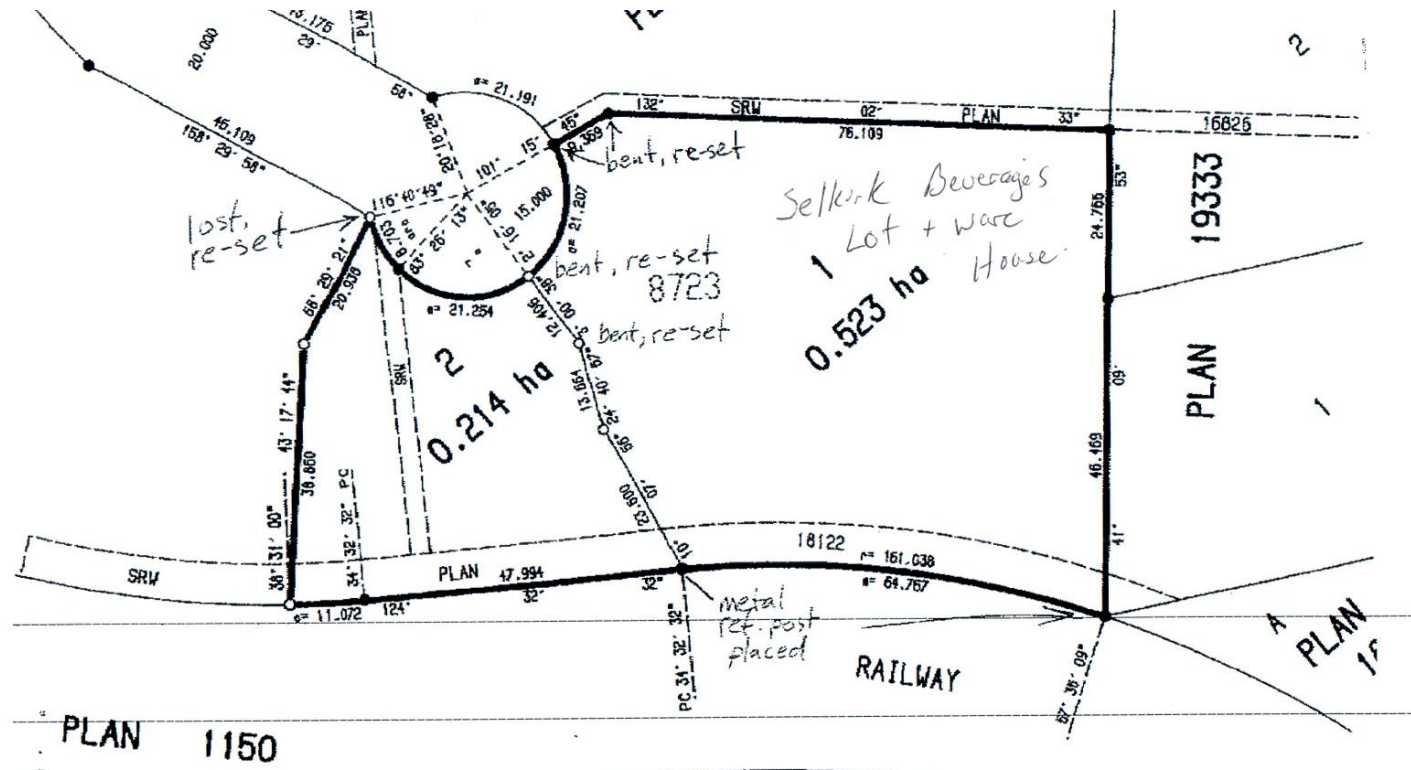
FEATURE	DETAILS
Address	1795 Homegoods Road, Genelle BC
PID	024-016-381
Legal	LOT 1, PLAN NEP60995, DISTRICT LOT 2404, KOOTENAY LAND DISTRICT
Zoning	IN1 – Light Industrial 1
Building Area	~10,250 SF
Site Area	1.3 acres
Services	Community Water, Septic
Power	400 A / 600 V three phase
Loading	Two (2) dock loading bays, one (1) grade level
Price	\$1,830,000

INVESTMENT HIGHLIGHTS

- **+/-10,250 SF Industrial Building** – purpose-built for trailer construction and high-volume distribution, with ~750 SF office and washrooms
- **Exceptional Loading Infrastructure** – two 8.5’ x 8.5’ manual truck-level doors, two brand-new automated docks, plus a 15’5” x 13’10” grade-level overhead door with power controls
- **Generous Clear Heights** – 18’7” to underside of truss and 22’10” to ceiling, ideal for racking or light manufacturing
- **Heavy Power Supply** – 400 A / 600 V three-phase electrical service supports a wide range of industrial applications
- **Upgraded Building Systems** – multiple gas-fired furnaces (±10 years old), separate furnace for office space, and recently replaced roof
- **1.3 Acres with Fenced Outside Storage** – 1.3 acre site with secured chain link fenced yard
- **Strategic West Kootenay Location** – services the broader West Kootenays with excellent access to regional markets and transportation routes
- **Value-Add or Owner-User Opportunity** – ideal for distribution, light manufacturing, or as a high-yield industrial investment amid tightening regional supply



SURVEY



LOCATION & MARKET CONTEXT

Castlegar is a growing West Kootenay community strategically located along Highway 3 between Nelson and Trail at the confluence of the Columbia and Kootenay Rivers. The city supports a diversified economy anchored by Selkirk College, Teck Metals, Mercer Celgar, Kalesnikoff, and a strong regional healthcare network. Castlegar continues to benefit from relative housing affordability, outdoor recreation, and sustained population growth. Recent investment activity includes major employers and retailers such as Wendy’s and Anytime Fitness, Kalesnikoff’s \$30 million mass timber manufacturing facility, Selkirk College’s 112-bed student housing project, and more than 170 housing units either completed or under way.

Benefiting from its location along Highway 3 and central location between major hubs such as Kelowna and Cranbrook, Castlegar’s industrial market is driven largely by logistics, while anchored by manufacturing and industrial service businesses supporting Teck’s Trail Operations, Celgar’s pulp mill and Kalesnikoff’s mass timber facility. Castlegar’s industrial vacancy is near-zero, with limited new supply either under construction or proposed.

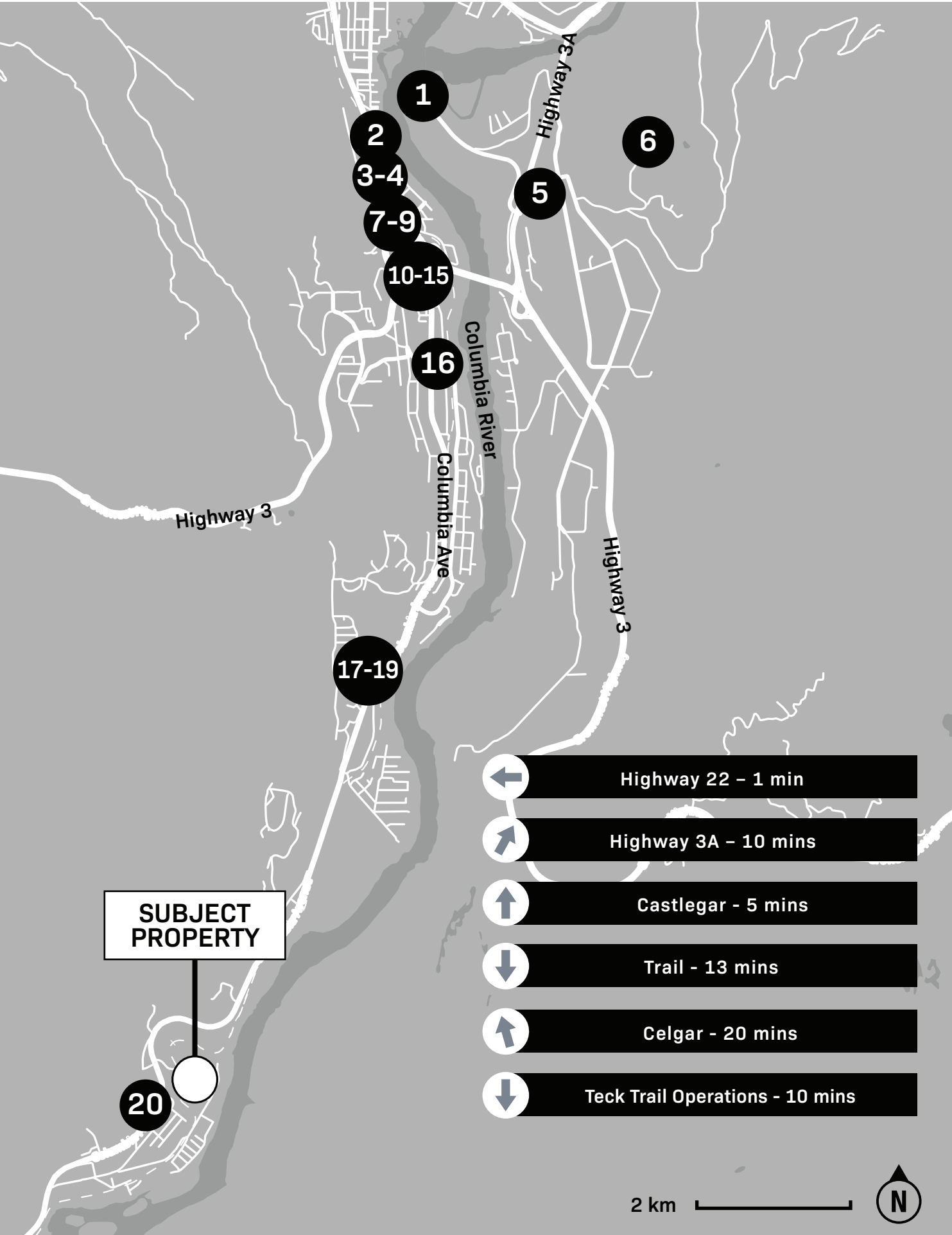
HIGHLIGHTS

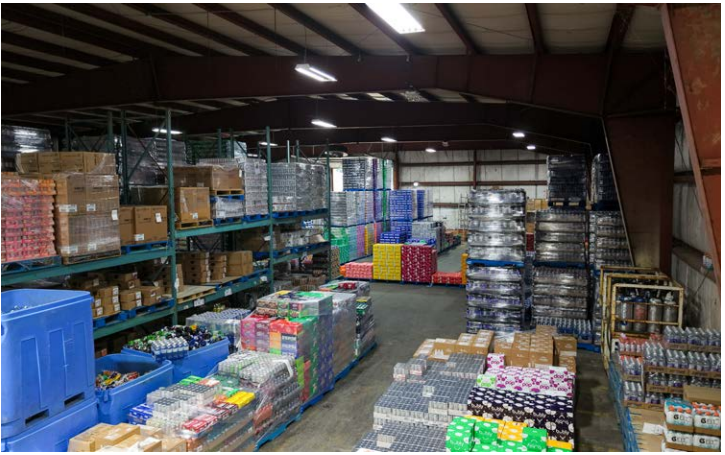
- Low industrial vacancy, with limited to no new supply under construction or proposed
- Strong logistics hub and further anchored by industrial businesses related to Teck’s Trail Operations, Celgar and Kalesnikoff
- Diversified employment and demographic bases
- Limited availability of land creating strong barrier to entry for new development



NEARBY DESTINATIONS & AMENITIES

- | | | |
|-----------------------------------|-----------------------|--|
| 1. Selkirk College | 8. Safeway | 15. Castlegar & District Recreation & Aquatic Centre |
| 2. Tim Hortons | 9. Mr Mikes | 16. Pet Valu |
| 3. Dollarama | 10. Shoppers Drugmart | 17. Brandt Tractor |
| 4. No Frills | 11. Boston Pizza | 18. Kal Tire |
| 5. West Kootenay Regional Airport | 12. Anytime Fitness | 19. The Brick |
| 6. Castlegar Golf Club | 13. McDonald’s | 20. Genelle General Store |
| 7. Wendy’s | 14. Canadian Tire | |







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