

FORECLOSURE SALE OPPORTUNITY

1060 ELDORADO STREET, TRAIL BC



FULLY RENOVATED COMMERCIAL INVESTMENT OR OWNER-OCCUPIER OPPORTUNITY IN DOWNTOWN TRAIL, BC

+9,400 SF CLASS A OFFICE SPACE • +4,316 SF WAREHOUSE
63 MINI STORAGE UNITS • +\$5.5M RECENT IMPROVEMENTS

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ROYAL LEPAGE KELOWNA

COMMERCIAL

THE OPPORTUNITY

RLK Commercial is pleased to present the opportunity to acquire one of the top commercial office buildings in the region, featuring Class A office space, a diversified income profile including warehouse, mini-storage, and commercial kitchen space, and a prominent corner location in the heart of downtown Trail, BC. In 2024, the property was taken down to the shell and extensively renovated, with an estimated \$5.5 million invested into the retrofit.

The property is comprised of three distinct income-producing components on a single parcel: two floors of fully renovated office space (9,400 SF combined), a 63-unit basement mini-storage facility (32 units currently permitted) and a 4,316 SF warehouse with 26’ ceilings and potential overhead door access. The building offers a rare combination of modern infrastructure, diversified income streams, and a high-exposure downtown location.

The ~\$5.5 million renovation included all-new electrical, plumbing, insulation, windows, stucco exterior, elevator, 50 kW rooftop solar array (reducing annual utility costs from approximately \$30,000 to \$3,000), two 12 ton heat pumps, advanced security system, washrooms, office improvements, and roof.



1060 ELDORADO STREET, TRAIL BC

PROPERTY SUMMARY

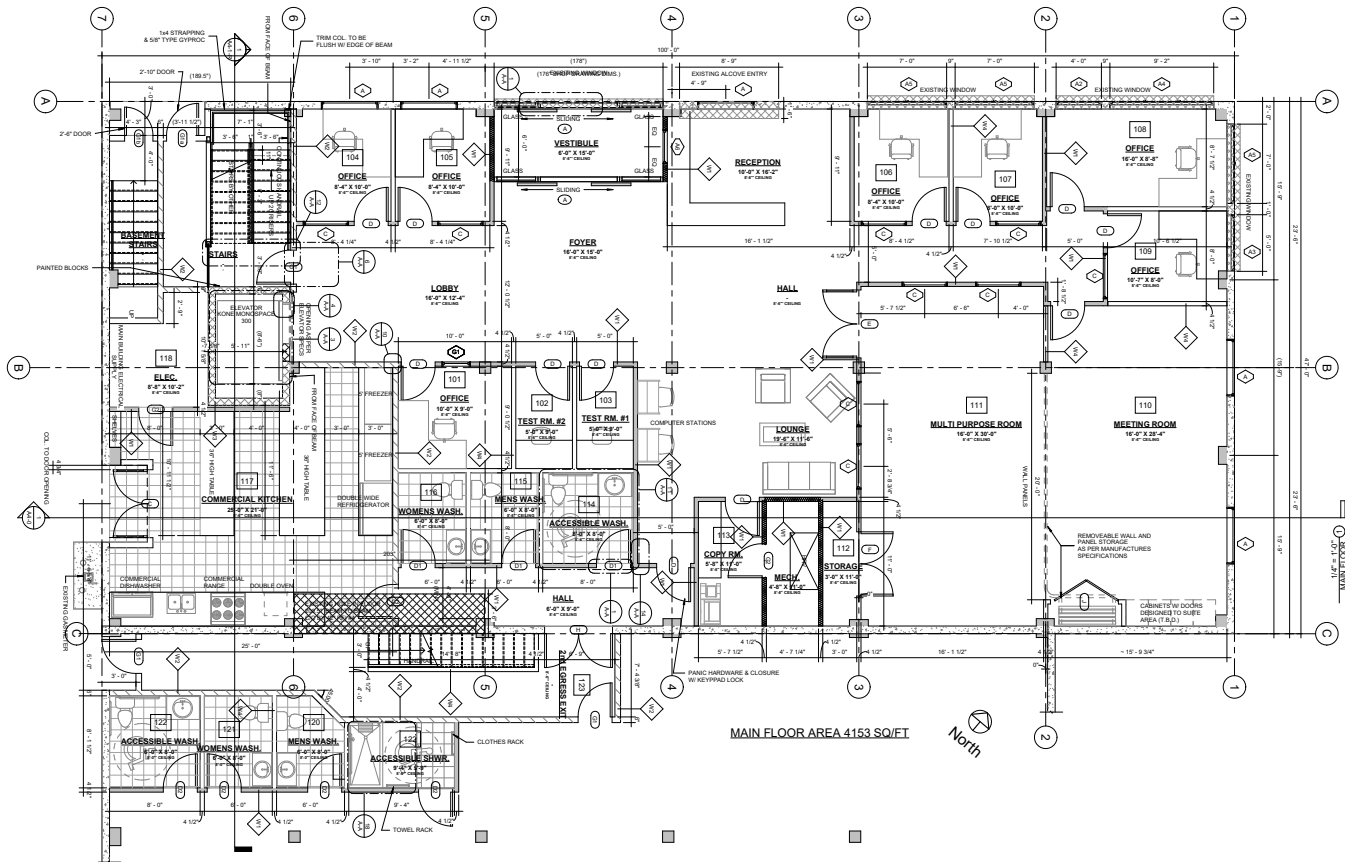
FEATURE	DETAILS
Address	1060 Eldorado Street, Trail, BC V1R 3V7
Legal Description	Lot A, Plan NEP4160, District Lot 230, Land District 26 (PID 005-211-387)
Foreclosure Status	Lender-appointed monitor oversight
Site Area	0.23 acre (9,984 SF) – corner of Esplanade Avenue & Eldorado St
Zoning	C1A – General Commercial (also permits warehousing/storage use to 10,000 SF – unique to this site)
OCP Designation	Commercial
Year Built / Renovated	±1932 — extensively renovated to shell in 2024 (\$5.5M invested)
Building Area	Main Floor Office: 4,700 SF Upper Floor Office: 4,700 SF Gymnasium / Warehouse (Annex): 4,316 SF Subtotal: 13,716 SF Basement Mini Storage (permitted): 2,721 SF / 32 units Basement Mini Storage (non-permitted): 2,370 SF / 31 units Total: 18,807 SF
Rooftop Deck	683 SF, with elevator access
CAM & TAX	Total: \$7.92 PSF CAM: \$4.25 PSF TAX: \$3.78 PSF
Parking	Metered on-street parking along Eldorado Street & Esplanade Ave
In Place Gross Revenue	~\$87,000 (8 x rented offices + 28 mini-storage units)
Projected Net Revenue	\$259,949
Price	\$3,650,000

INVESTMENT HIGHLIGHTS

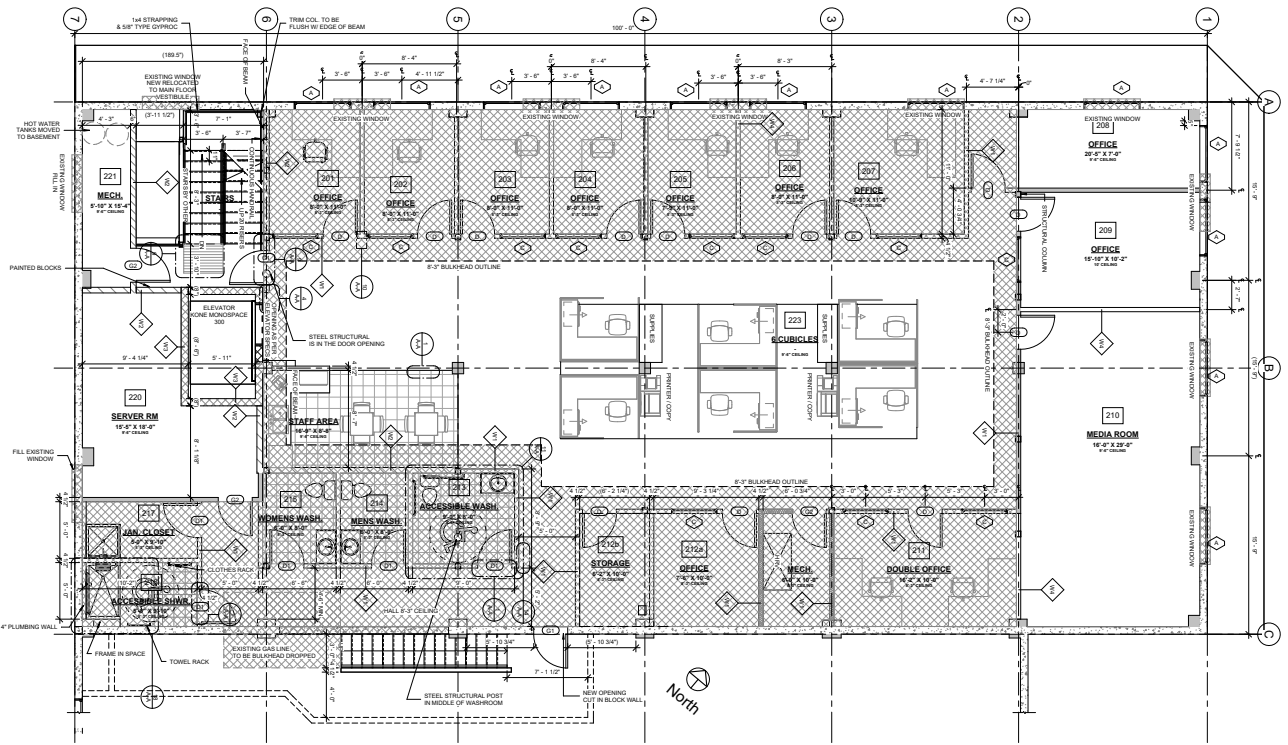
- **MULTI-COMPONENT DOWNTOWN TRAIL ASSET**
Rare offering with three distinct income-producing components — professional office, mini storage, and a gymnasium/warehouse — on a single parcel.
- **TOP-TIER OFFICE IMPROVEMENTS**
Main office component represents some of the highest quality office space in the Kootenays.
- **FULLY RENOVATED IN 2024**
Renovated to the shell with an estimated \$5.5M in construction investment — new roof, stucco exterior, commercial-grade windows, insulation, all-new mechanical systems, and rooftop solar farm.
- **DRAMATICALLY REDUCED OPERATING COSTS**
Utility costs cut from ~\$30,000/year to ~\$3,000/year, aided by a 50 kW rooftop solar array generating an estimated 60,000–70,000 kWh/year.
- **FULLY ACCESSIBLE BUILDING**
Rick Hansen Foundation Accessibility Certified, with elevator access to all floors and the rooftop deck.
- **PROMINENT CORNER LOCATION**
Corner exposure at Esplanade Avenue & Eldorado Street, with Columbia River views and proximity to downtown Trail amenities.
- **DEFENSIVE REGIONAL MARKET WITH SIGNIFICANT RECENT INVESTMENT**
Centrally located in the West Kootenay region, Trail offers a stable market anchored by the largest hospital in the region and Teck’s Trail Operations, which in July 2026 signed a strategic investment agreement with the federal government for +\$850M in further investment.
- **RARE WAREHOUSE ZONING**
C1A zoning uniquely permits up to 10,000 SF of warehousing/storage — a highly unique designation for this property; the existing 4,316 SF warehouse offers an extremely rare opportunity in downtown Trail.
- **STRONG MARKET RENT POTENTIAL**
Estimated net market rent potential of approximately \$259,949/year (triple net) across all three components.
- **DIVERSIFIED STORAGE INCOME**
63-unit basement mini-storage component including 32 permitted units and 31 non-permitted units, providing diversified, low-maintenance cash flow.
- **ADDITIONAL VALUE-ADD OPPORTUNITY**
~2,370 SF of non-permitted basement storage area including 31 existing storage units available for further value-add potential.



FLOOR PLANS
MAIN FLOOR



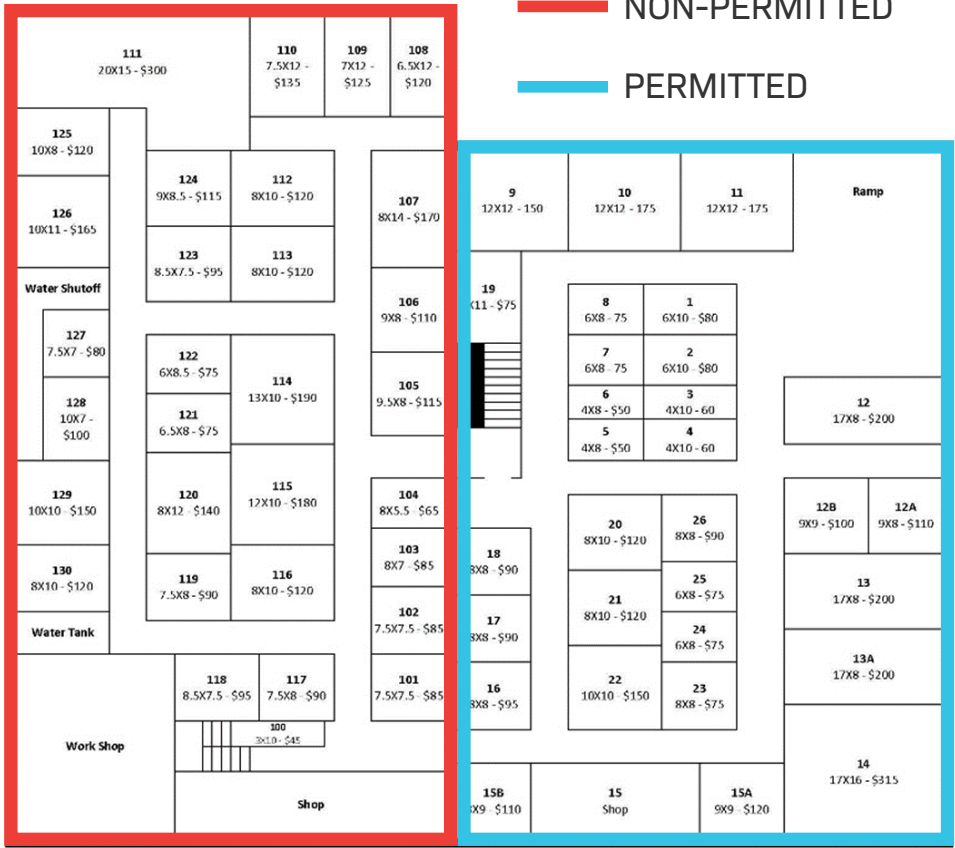
UPPER FLOOR



WAREHOUSE



BASEMENT MINI STORAGE



RENOVATION & BUILDING SPECIFICATIONS

Every major building system was replaced or upgraded during the 2024 renovation. The following specifications reflect the current, as-built condition of the property.

Building Envelope & Structure

- Masonry exterior walls with all-new stucco exterior
- New roofing over both the office component and the gymnasium/warehouse component
- New commercial-grade windows throughout
- New wall insulation (R-20) added during full-shell renovation
- New rooftop deck (15’ x 45.5’) with elevator access

Mechanical & Electrical Systems

- Two 12.5-ton rooftop heat pumps (forced-air electric heating/cooling), with electric baseboard backup
- 600-amp 3-phase main electrical service (office), plus 200-amp 3-phase service to the gymnasium/warehouse
- 200-amp supplementary panel dedicated to the solar array and community kitchen
- All-new PEX plumbing throughout
- 50 kW rooftop solar array, generating an estimated 60,000–70,000 kWh/year

Interior & Amenities

- Full commercial-grade communal kitchen: convection oven, professional induction range, fire suppression system, dishwasher, two range hoods, reach-in fridge and freezer
- Six 2-piece washrooms (three per floor), including one accessible washroom per floor
- New elevator serving all levels, including rooftop deck access
- Fob entry and remote access security system, with cameras throughout public areas
- Rick Hansen Foundation Accessibility Certified
- Accessible shower on the second floor

Gymnasium / Warehouse (Annex)

- 4,316 SF multi-purpose space with 28’ ceilings
- Potential overhead door access (previously in place and replaced with man doors, could be reconverted)
- Dedicated washrooms
- New roof (2024)

Basement / Mini Storage

- 32 storage lockers totaling approximately 2,721 SF of permitted, code-compliant rental area
- Additional unfinished basement area of approximately 2,370 SF

INCOME SUMMARY

The table below summarizes estimated market rent potential (triple net) across all three income components, based on a July 2026 third-party appraisal. Current in-place rents on portions of the building are below market, and the \$48,595 of mini-storage income does not include any projected rent for the non-permitted units, providing multiple attractive value creation opportunities for a new owner., providing upside potential for new ownership.

Component	Area	Est. Market Rent	Est. Annual (NNN)
Main Floor Office	4,700 SF	\$20.00 / SF	\$94,000
Upper Floor Office	4,700 SF	\$19.00 / SF	\$89,300
Gymnasium / Warehouse	4,316 SF	\$6.50 / SF	\$28,054
Mini Storage (basement, 30 units)	~2,531 SF	\$1.60 / SF	\$48,595
TOTAL			\$259,949 / yr

Additional ancillary income opportunities have historically included third-party testing services (e.g. Pearson VUE), meeting room rentals, community kitchen rentals, and short-term office or event use of the gymnasium/warehouse — further diversifying the property’s income potential.



LOCATION & MARKET CONTEXT

Trail is located in the Southern Interior of British Columbia within the West Kootenays, alongside the Columbia River, approximately 30 km south of Castlegar. Teck Resources’ Trail Operations — one of the largest and most modern zinc and lead smelters in North America — is among the region’s largest employers, supplying approximately 1,800 jobs. In July 2026, the Canadian government and Teck signed a strategic investment agreement supporting up to \$850 million in further investment at the Trail Operations complex.

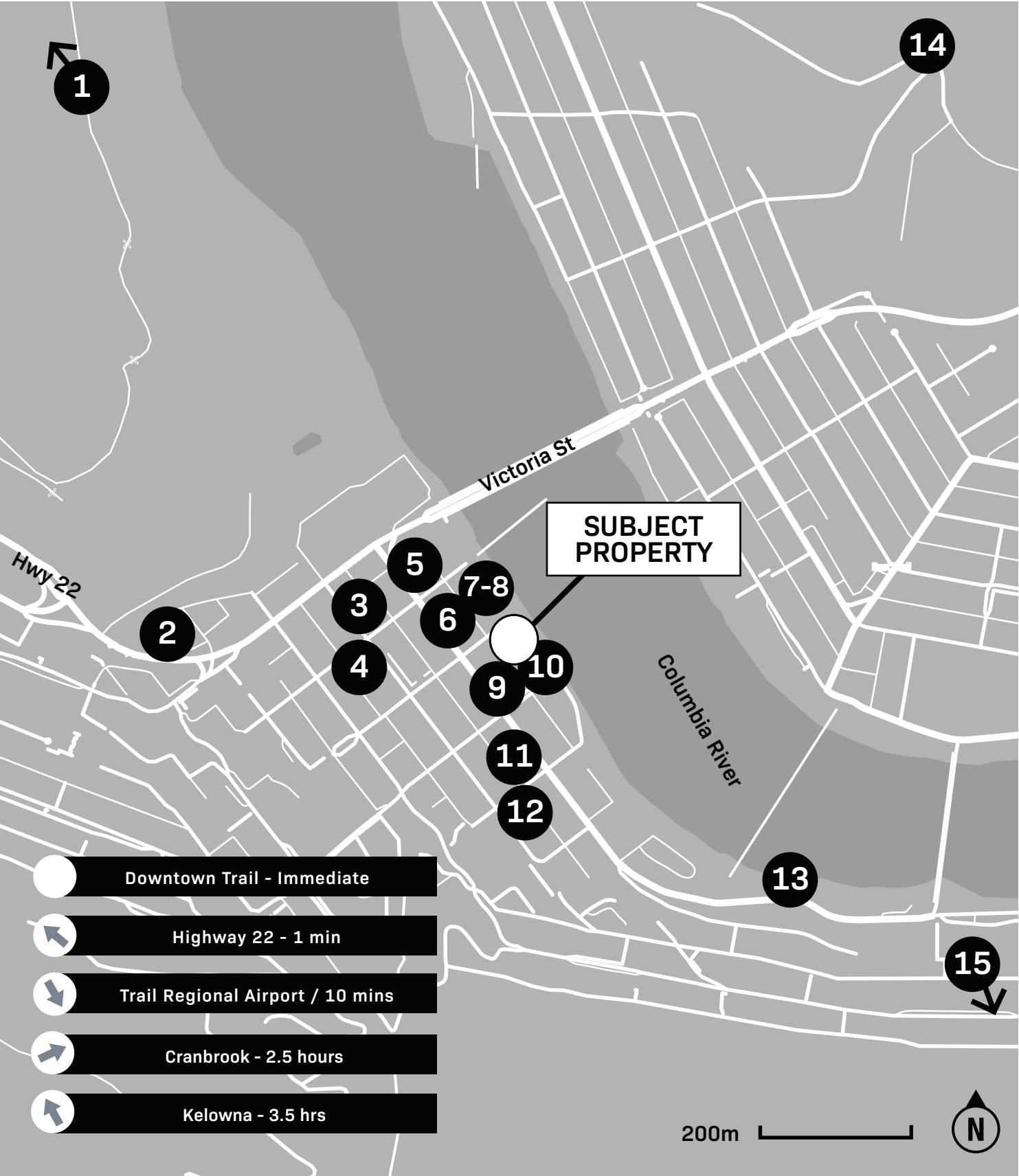
The subject property sits within Trail’s downtown core, directly across Eldorado Street from FortisBC, with Columbia River views and easy walking access to City Hall and other downtown amenities. Trail is the financial and service hub for the Greater Trail area, home to the region’s largest hospital and served by both the Trail Regional Airport (Pacific Coastal Airlines) and the nearby West Kootenay Regional Airport (Air Canada).

NEARBY DESTINATIONS & AMENITIES

1. Teck Trail Operations	9. Crown Columbia Hotel
2. Best Western Hotel	10. The Riverbelle
3. Kootenay Savings Credit Union	11. BMO Bank
4. Ferraro Foods	12. Selkirk College
5. TD Bank	13. Columbia River waterfront & views
6. Tailout Brewing	14. Kootenay Boundary Regional Hospital
7. The Bridge View Cafe	15. Trail Regional & West Kootenay Regional Airport
8. FortisBC Office	



1060 ELDORADO STREET, TRAIL BC



- Downtown Trail - Immediate
- Highway 22 - 1 min
- Trail Regional Airport / 10 mins
- Cranbrook - 2.5 hours
- Kelowna - 3.5 hrs

Teck

TECK TRAIL
OPERATIONS:

+1,500
EMPLOYEES

+\$2B
REVENUE
(2024)

+\$256K
ZINC TONNES PRODUCED (2024)

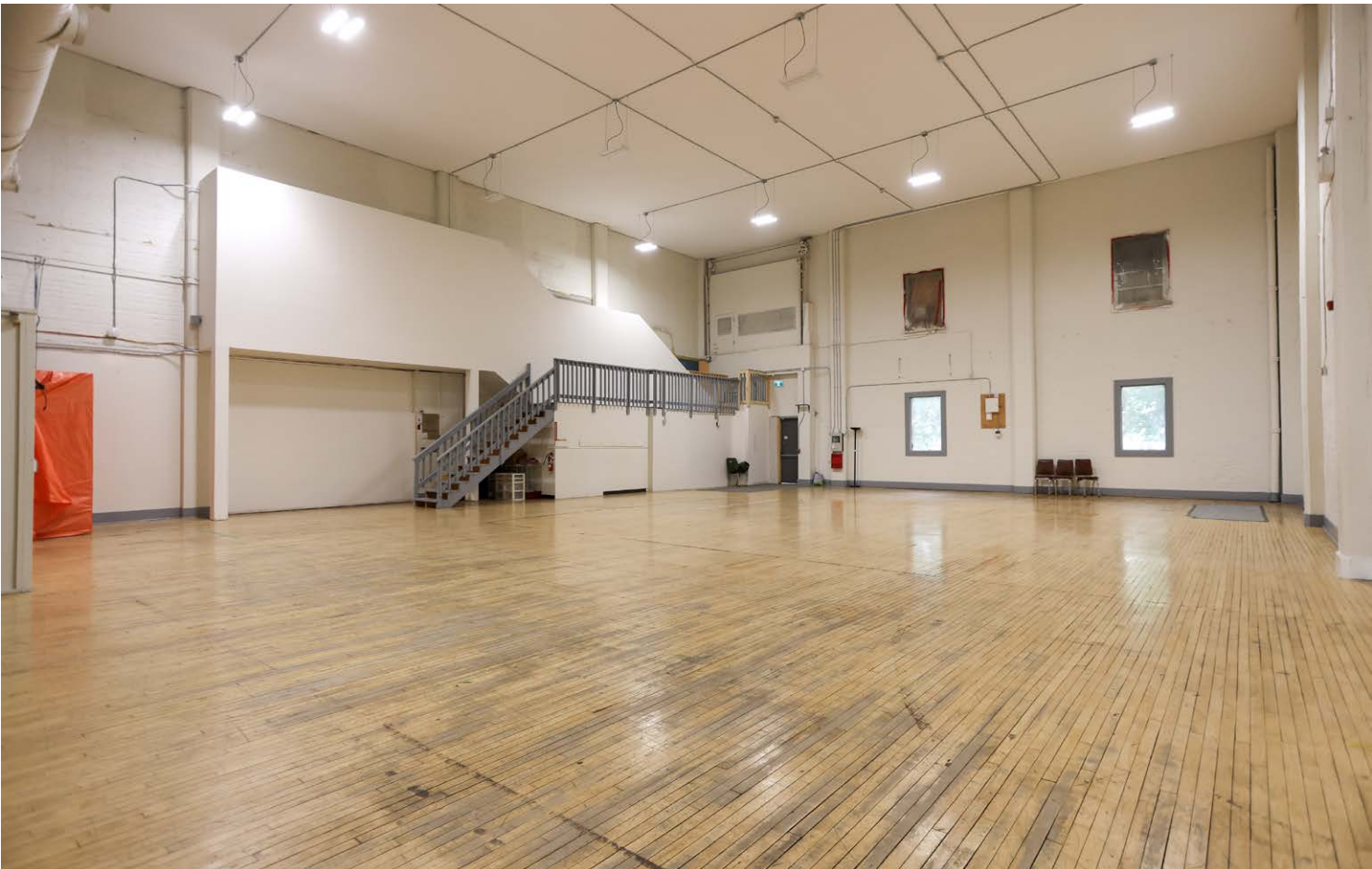
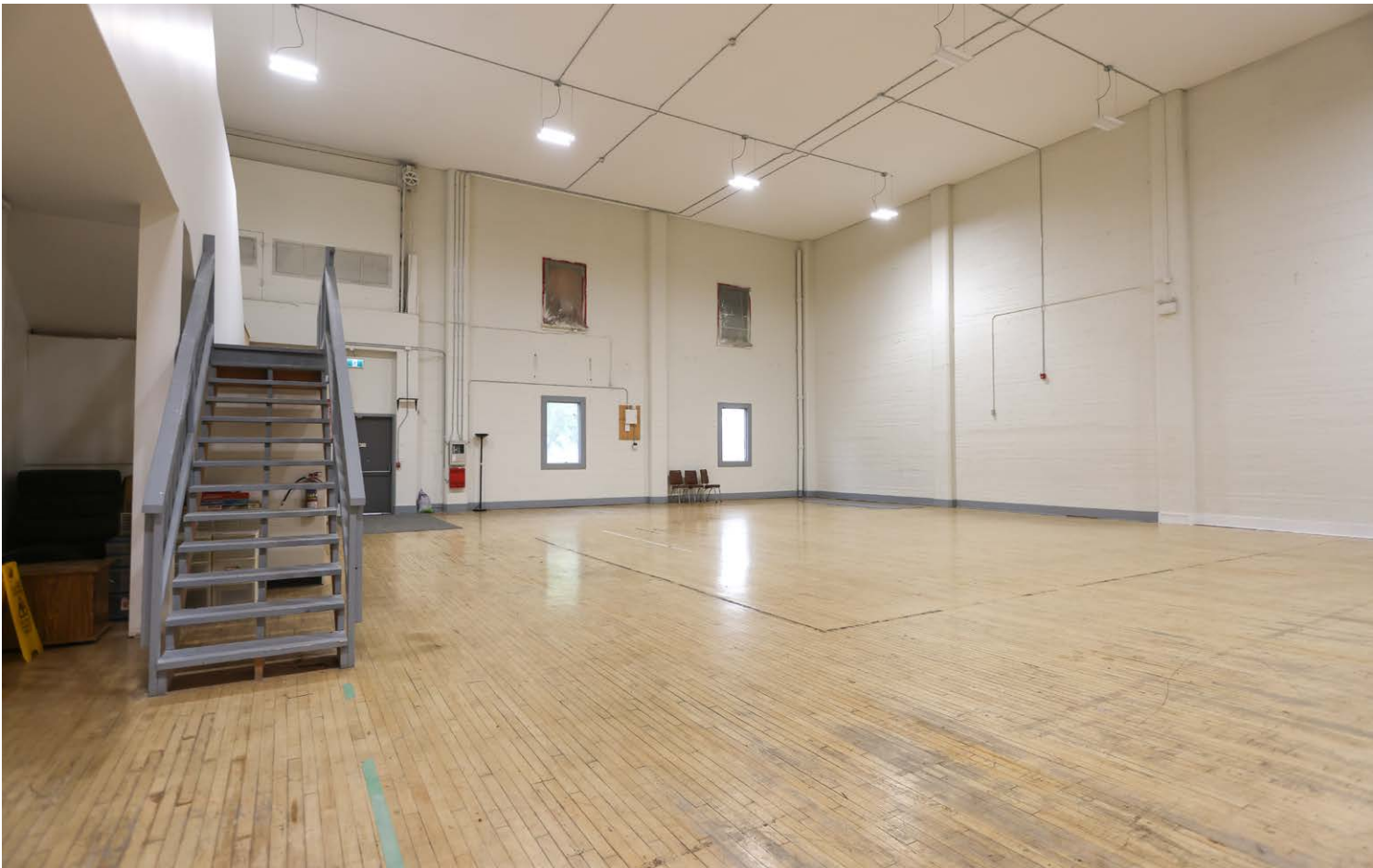
MAIN & UPPER FLOOR OFFICE SPACE

Both floors of office space were completely retrofitted as part of the 2023–2024 renovation, offering reception and lobby areas, private offices, a boardroom, open work areas, a full communal kitchen, and accessible washrooms on each floor.



GYMNASIUM / WAREHOUSE

The 4,316 SF gymnasium/warehouse component offers 26' ceilings, potential overhead door access, and dedicated washrooms — suited to warehouse, recreational, or multi-purpose use, with a newly replaced roof (2024).



MINI STORAGE



EXTERIOR & AERIAL



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