

# FOR SALE

## 495 COLUMBIA AVENUE, CASTLEGAR BC



## NEWLY CONSTRUCTED MIXED-USE STRATA INVESTMENT OR OWNER-USER OPPORTUNITY

COMMERCIAL STRATA UNIT AVAILABLE EITHER SEPARATELY  
OR COMBINED WITH TWO RESIDENTIAL UNITS

**TRISTAN CHART, CFA**

PERSONAL REAL ESTATE CORPORATION

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ROYAL LEPAGE KELOWNA

**COMMERCIAL**

# THE OPPORTUNITY

RLK Commercial is pleased to present the opportunity to acquire a newly constructed mixed-use strata building prominently located along Columbia Avenue in the heart of Castlegar, BC. Built in 2017, the property includes one professionally improved commercial strata unit (also available separately) on the main floor with a finished basement, along with two modern 2-bedroom residential units on the second floor.

The commercial space is fully built out for office or retail use and includes several private offices, a boardroom, kitchen, washroom, and flexible basement area, with the ability to lease portions independently to maximize income potential. The space benefits from 9'0 ceilings, modern finishes, and excellent frontage along Columbia Avenue.

The upper residential units feature dedicated covered parking, exclusive patios, ample storage, and access to a full backyard and garden area — a rare offering within comparable multifamily properties. Additional upside exists through the potential conversion of the front lawn area into approximately 5-6 additional parking stalls, further enhancing tenant utility and long-term revenue potential.



# INVESTMENT HIGHLIGHTS

- Opportunity to acquire either the commercial strata only, or the entire building
- Stable, long-term, easy to manage residential tenants with monthly rents between \$1,600-\$1,800 plus utilities, per month
- New construction with modern and high efficiency systems and appliances
- +3,853 SF of commercial space, including 1,966 SF on main floor
- Strong exposure along Columbia Avenue – Castlegar’s most important commercial street
- Located in Downtown Castlegar, with proximity to City Hall and numerous other professional businesses, personal services, grocery, fitness and other amenities
- Central location that can be easily accessed from a wide population base
- Residential suites feature 2 bedrooms, 1 bathroom with heated floors, HE forced air gas furnace, central AC, ample natural light, private deck, private parking

495 COLUMBIA AVENUE - CASTLEGAR BC

# PROPERTY SUMMARY

FEATURE	DETAILS
Address	495 Columbia Ave, Castlegar BC
Strata Units	3 Units (SL1: commercial, SL2 & SL3: residential)
Site Area	~13,335 SF
Floor Area	Total 5,820 SF
	Commercial (SL1) 3,853 SF (1,966 SF main floor)
	Residential (SL2 & SL3) 1967 SF
Zoning	C1 – Downtown Mixed-Use
OCP	Downtown
PID's	SL1 (Commercial) 030-122-791
	SL2 (Residential) 030-122-805
	SL3 (Residential) 030-122-813
Legal Description	STRATA LOTS 1, 2, 3 DISTRICT LOT 4598 KOOTENAY DISTRICT STRATA PLAN EPS4034
Price	Commercial Only - \$750,000
	Total Building - \$1,400,000

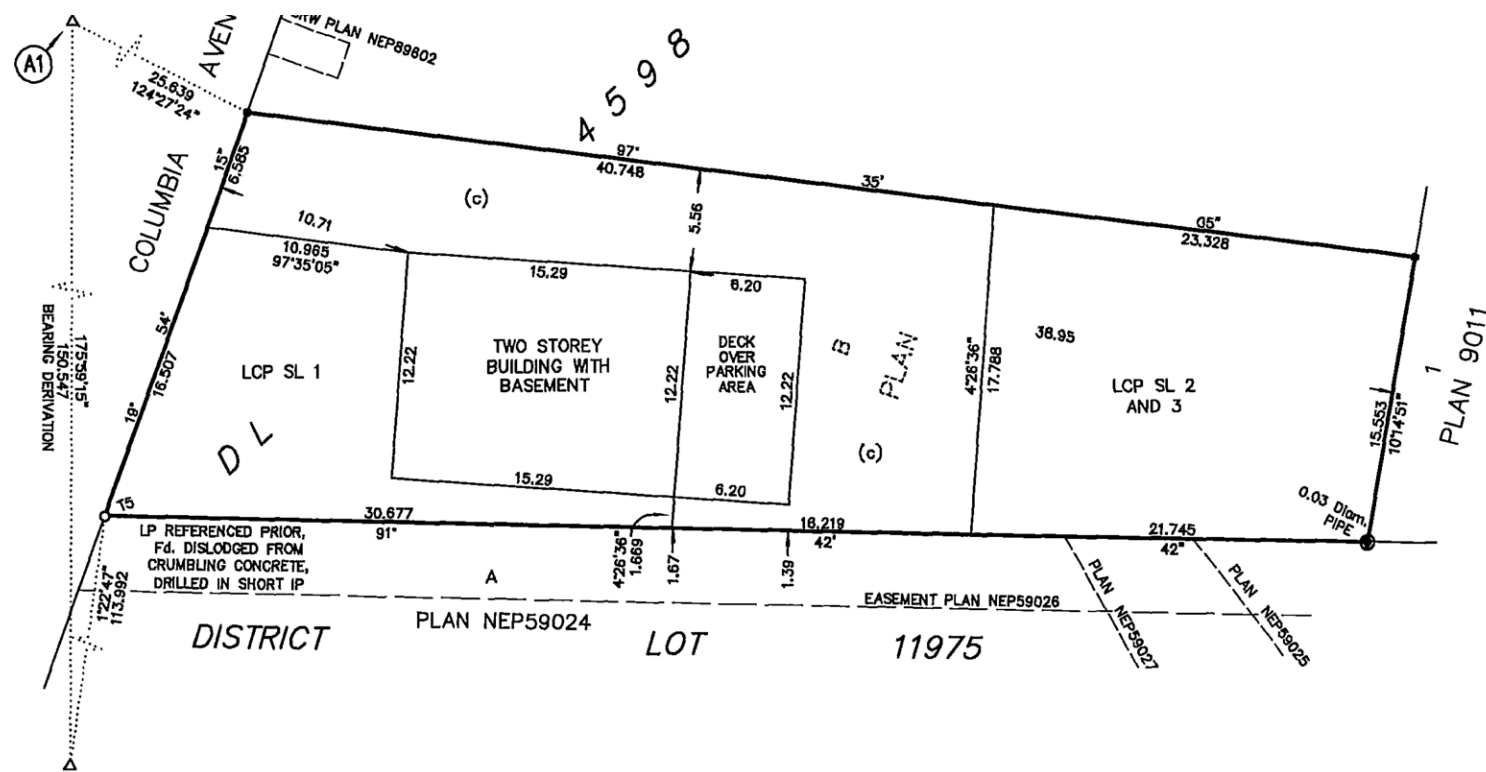


TRISTAN CHART - ROYAL LEPAGE KELOWNA COMMERCIAL

# POTENTIAL PARKING EXPANSION AND SURPLUS LANDS

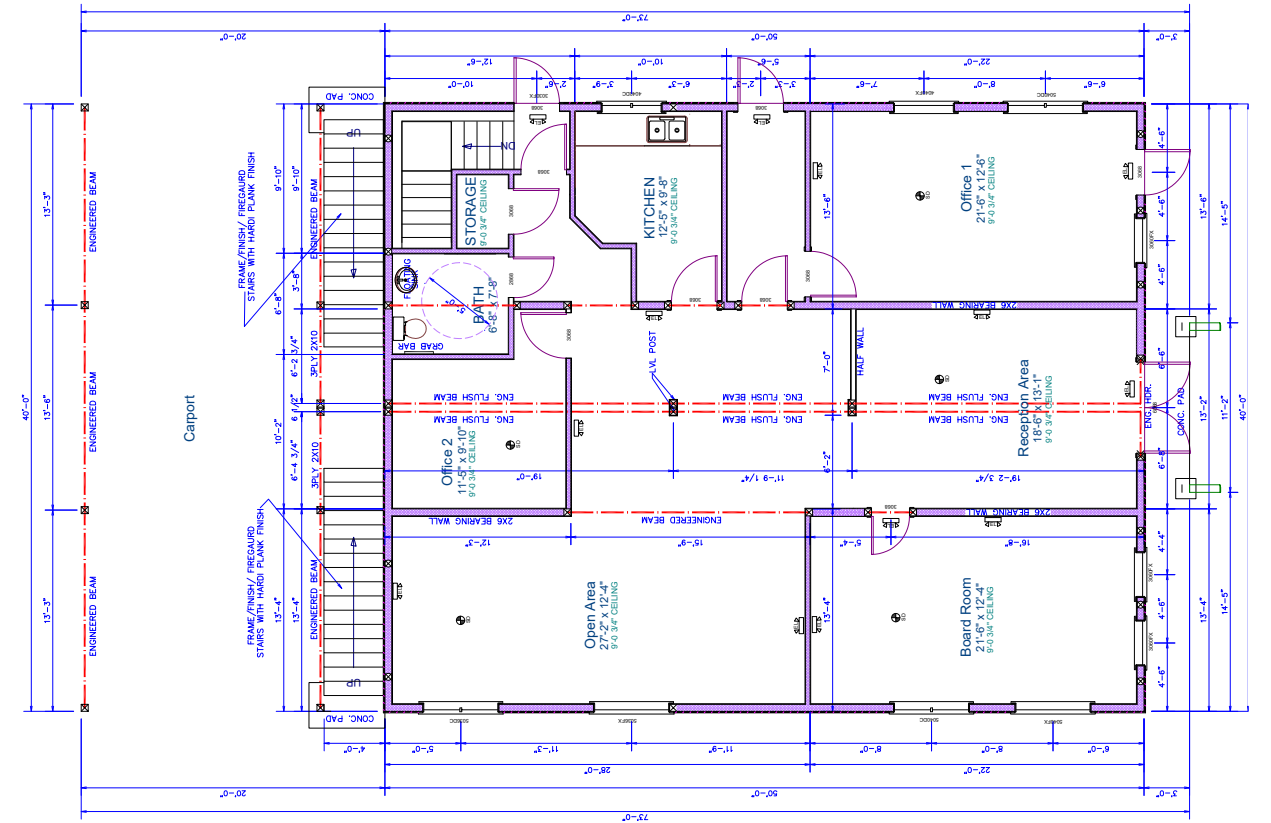


## SURVEY

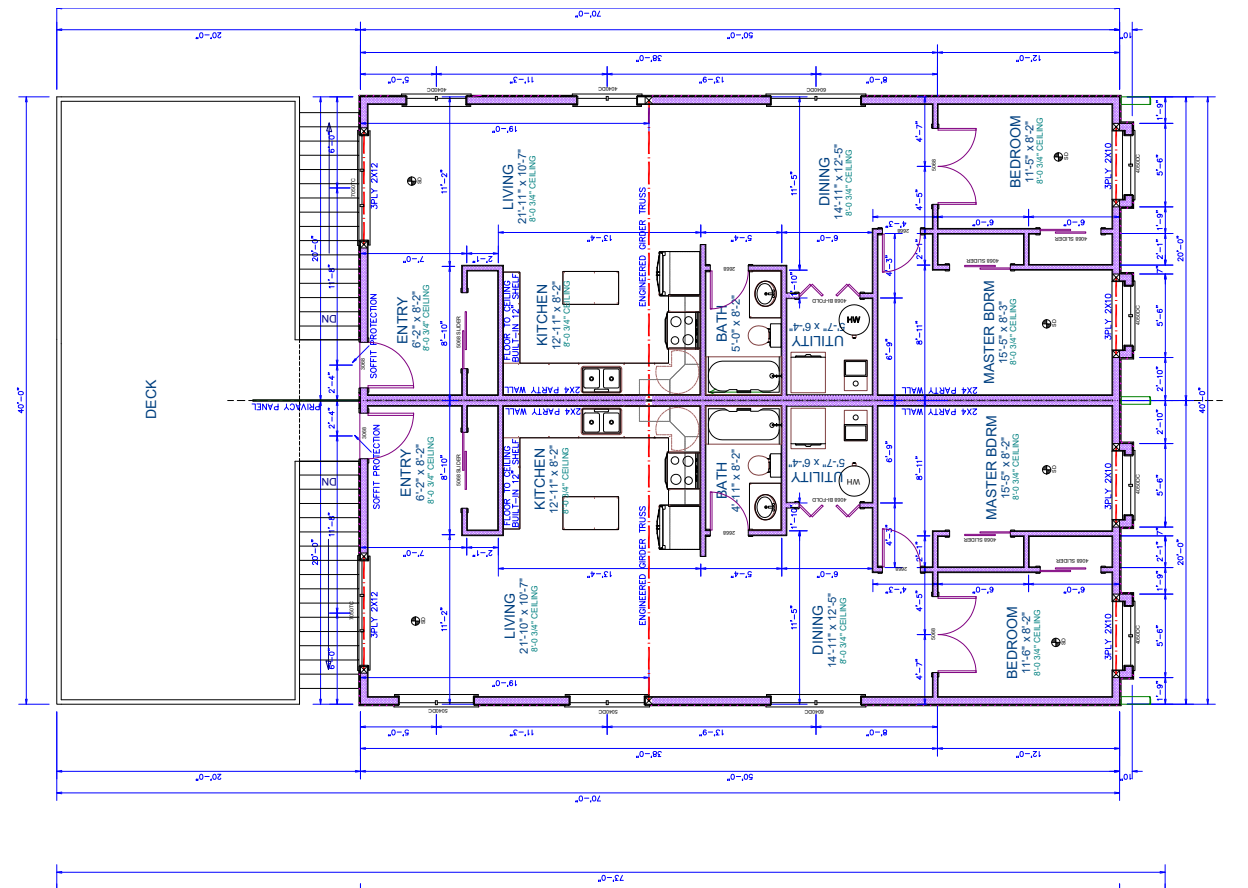


# FLOOR PLANS

## MAIN FLOOR



## UPPER FLOOR



# LOCATION & MARKET CONTEXT

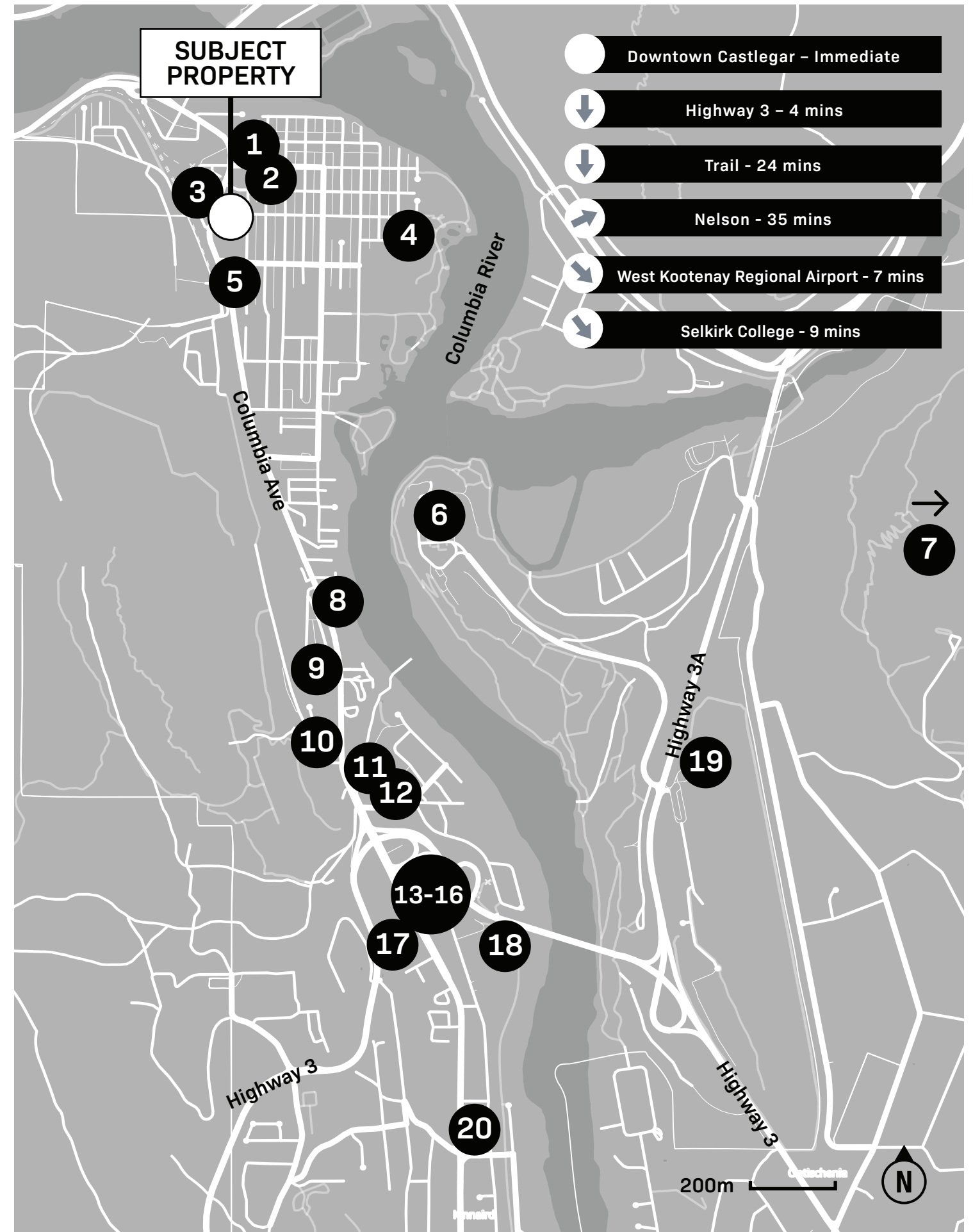
Castlegar is a growing West Kootenay community strategically located along Highway 3 between Nelson and Trail at the confluence of the Columbia and Kootenay Rivers. The city supports a diversified economy anchored by Selkirk College, Teck Metals, Mercer Celgar, Kalesnikoff, and a strong regional healthcare 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.

Over the past five years, Castlegar has attracted substantial investment across manufacturing, education, and housing sectors. Major projects include Kalesnikoff’s modular mass timber facility, Selkirk College’s \$26.6 million student housing development, and multiple affordable housing projects supported by BC Housing and community partners. Publicly disclosed investments exceed \$66 million, with total investment likely surpassing \$100 million once additional funded housing developments are included. The continued pace of investment reflects growing economic diversification, employment growth, and increasing demand for residential and commercial real estate.

PROJECT	TYPE	STATUS	INVESTMENT
Kalesnikoff Modular Mass Timber Facility	Advanced Manufacturing	Completed	~\$30,000,000
Selkirk College Student Housing (112 beds)	Institutional Housing	Completed (2024)	\$26,600,000
BC Housing – 916 9th St (78 units)	Affordable Housing	Under Construction	Amount not publicly disclosed
925 Columbia Avenue Housing Development (68–78 units)	Affordable Housing	Funded / Advancing	Amount not publicly disclosed
Eagle Estates Affordable Housing (13 units)	Affordable Housing	Completed (2025)	Amount not publicly disclosed
Kootenay Society for Community Living Housing Project (13 units)	Affordable Housing	Completed	Amount not publicly disclosed

## NEARBY DESTINATIONS & AMENITIES

- |                        |                        |  |
|------------------------|------------------------|--|
| 1. Pharmasave          | 9. Dollarama           | 16. McDonald’s                             |
| 2. Canada Post         | 10. Wendy’s            | 17. Canadian Tire                          |
| 3. Castlegar City Hall | 11. Safeway            | 18. Castlegar & District Recreation Centre |
| 4. Millennium Park     | 12. Mr. Mike’s         | 19. West Kootenay Regional Airport         |
| 5. Kootenay Market     | 13. Shoppers Drug Mart | 20. Pet Valu                               |
| 6. Selkirk College     | 14. Boston Pizza       |  |
| 7. Castlegar Golf Club | 15. Anytime Fitness    |  |
| 8. Tim Hortons         |                        |  |



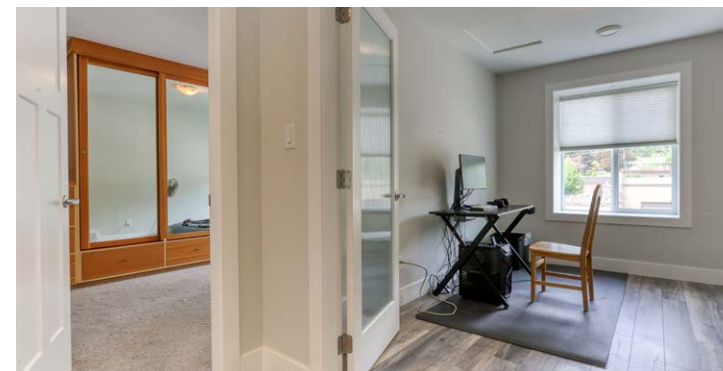
# MAIN FLOOR OFFICE



# UPPER LEVEL RESIDENTIAL



# SUITES







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