FOR SALE

9.3 ACRE COMMERCIAL DEVELOPMENT SITE

SOUTHWEST CORNER OF MCPHEE ROAD AND 22ND STREET

Cranbrook | British Columbia

CONTACT US

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CRANBROOK

Cranbrook is known as the Key City to the Kootenay’s, and the largest community in southeastern British Columbia. With a growing population of over 27,000, Cranbrook also serves as the commercial and retail hub for the Regional District of East Kootenay, which has a population of approximately 60,000 people.

Cranbrook is a strategic interchange for transportation to southeastern British Columbia, home to the Cranbrook Regional Airport, the only airport in the East Kootenay region, the BC Southern Railway, Highway #93, and Highway #95.

Major employers in the area are Tembec Industries, Westar Mining and Fording Coal, helping make Cranbrook a leading distribution and service centre for the mining and forestry industry in British Columbia.

Cranbrook is also the hub for healthcare, social and educational services, home to the regional hospital, the College of the Rockies, and the head office for the Regional District of East Kootenay. Well-designed residential areas and parks, a host of recreational pursuits, educational opportunities for young and old, and a growing arts and heritage sector provide Cranbrook with a “balance” seldom found in cities of this size.
**PROPERTY FEATURES**

**LOCATION**
The property is located at the southwest corner of McPhee Road and 22nd Street North, just west of Highway 93/95, and adjacent to Home Depot. Other neighboring major retail tenants include Wal Mart, Real Canadian Superstore, and Home Hardware, as well as Tamarack Mall, the only enclosed mall in the East Kootenays, anchored by Canadian Tire, Winners, Staples and Landmark Cinemas.

**LEGAL DESCRIPTION**
Lot A, Plan NEP87513, District Lot 28, Land District 26, PID: 027-657-132

**AREA**
Approximately 9.29 acres

**THE PROPERTY**
The site is irregular in shape with over 350 feet of frontage to McPhee Road and roughly 800 feet of depth.

**PRICE**
$1,600,000 ($172,228 per acre)

**ASSESSED VALUE (2015):**
$2,045,000.00

**ZONING**
C-2, Highway Commercial, which permits a wide array of retail service and restaurant uses. A copy of the zoning can be provided by the listing Agent upon request.

**ACCESS**
All directional access from Highway 93/95 is available via a signalized intersection at 22nd Street, and the property also has access from Theatre Road at the rear.
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DEMOGRAPHICS

<table>
<thead>
<tr>
<th></th>
<th>CRANBROOK</th>
<th>EAST KOOTENAY</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015 Estimated Total Population</td>
<td>26,505</td>
<td>58,922</td>
</tr>
<tr>
<td>2020 Projected Total Population</td>
<td>27,265</td>
<td>61,602</td>
</tr>
<tr>
<td>2010-2015 % Population Change</td>
<td>2.2%</td>
<td>1.7%</td>
</tr>
<tr>
<td>2015-2020 % Population Change</td>
<td>4.6%</td>
<td>4.5%</td>
</tr>
<tr>
<td>Median Age</td>
<td>44</td>
<td>44</td>
</tr>
<tr>
<td>2015 Total Census Families</td>
<td>7,197</td>
<td>16,486</td>
</tr>
<tr>
<td>2015 Households</td>
<td>10,766</td>
<td>24,881</td>
</tr>
<tr>
<td>Average Household Income</td>
<td>$93,217</td>
<td>$96,087</td>
</tr>
<tr>
<td>Total Daytime Population</td>
<td>29,347</td>
<td>69,005</td>
</tr>
<tr>
<td>Total Household Expenditure</td>
<td>$85,350</td>
<td>$86,365</td>
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</tbody>
</table>

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