

# FOR SALE

# 257 Market Avenue, Grand Forks

DOWNTOWN COMMERCIAL OPPORTUNITY

Mixed-Use | Live-Work | Income Potential



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# 257 MARKET AVENUE

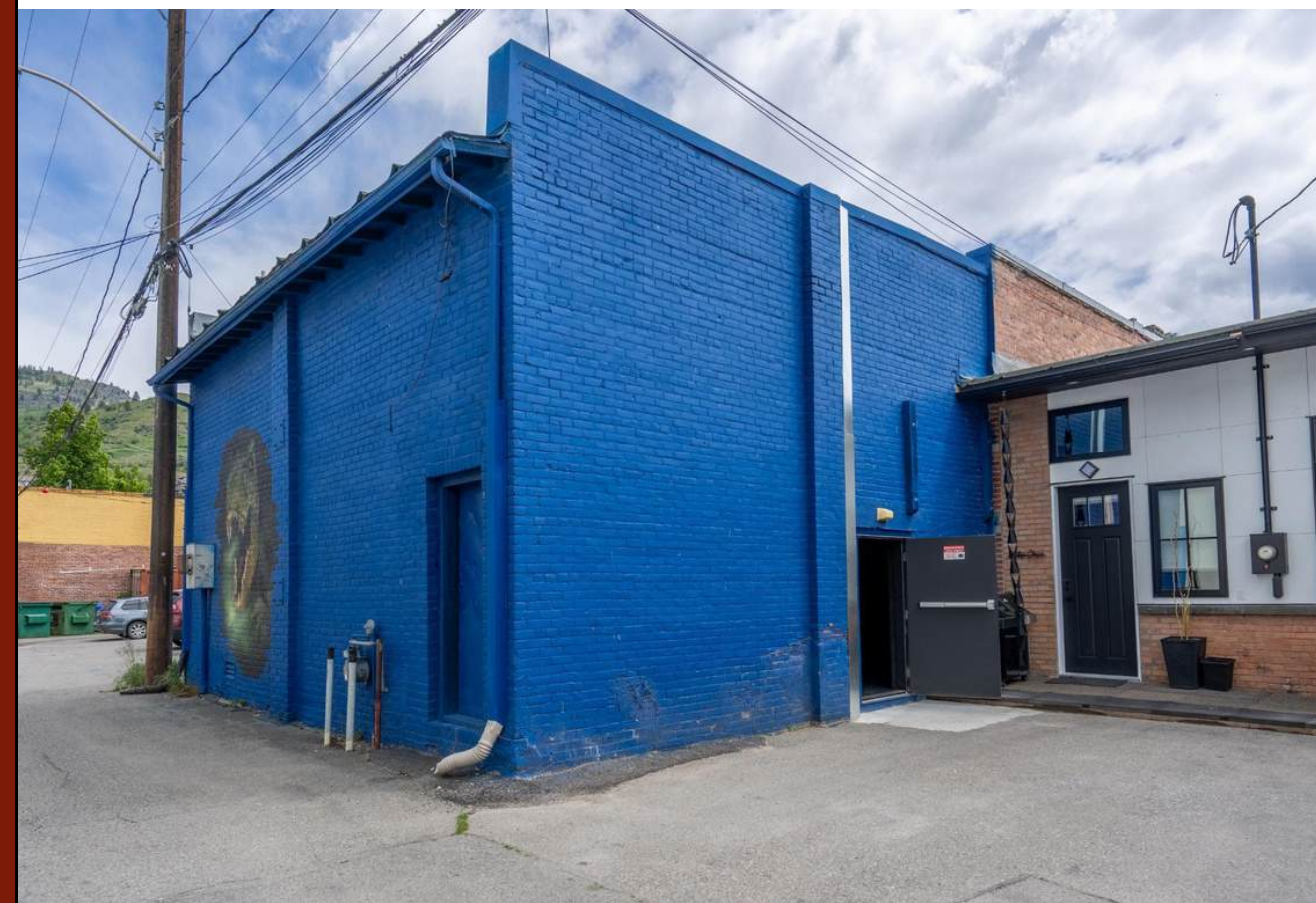
This centrally located downtown property represents a compelling opportunity to reposition an existing commercial asset into a higher and better use aligned with evolving market demand. Situated along Market Avenue, the building benefits from strong visibility, walkability, and proximity to established local businesses, creating a solid foundation for both commercial activity and residential appeal.

The property is improved with an approximately 3,750 sq. ft. structure featuring significant volume, including ~20-foot ceiling heights and a wide, open interior footprint that allows for flexible reconfiguration. These characteristics are rarely replicated in new construction at this price point and provide a meaningful advantage in reducing redevelopment complexity and cost.

Zoned Core Commercial (CC), the property supports a broad range of permitted uses including retail, office, hospitality, entertainment, and residential components. Notably, residential use is permitted up to 100% on the second floor and up to 50% on the main level, enabling a variety of mixed-use or live-work configurations. This zoning flexibility allows investors to tailor the asset toward income generation, owner-occupancy, or full repositioning strategies.

In addition to the existing structure, the property includes an upper-level suite with kitchen, bathroom, and laundry, providing immediate usability and potential holding income while redevelopment plans are finalized. The building has also undergone key upgrades, including a newer HVAC system (2019), reducing near-term capital expenditure requirements.

From an investment perspective, this offering is best understood not as a stabilized income property, but as a value-add and repositioning opportunity. The existing improvements, zoning flexibility, and central location collectively create a platform for meaningful upside through strategic redevelopment, adaptive reuse, and improved tenant mix.



# PROPERTY DETAILS

<b>Civic Address</b>	257 Market Avenue, Grand Forks, BC
<b>Building Size<sup>1</sup></b>	3,750 SQFT
<b>Zoning</b>	CC (Core Commercial)
<b>Legal Description</b>	LOT 5 BLOCK 6 DISTRICT LOT 108 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 23
<b>PID</b>	004-466-322
<b>Building Type</b>	Retail Store
<b>Year Built</b>	1920
<b>Construction</b>	Concrete
<b>Property Tax</b>	\$5,748.00 (2025)
<b>Asking Price</b>	Please contact agent

<sup>1</sup> All sizes are approximate and subject to verification.

## INVESTMENT HIGHLIGHTS

### Prime Downtown Location

Situated on Market Avenue in the heart of Grand Forks, this property benefits from strong visibility, walkability, and proximity to local businesses, services, and community amenities.

### Flexible Mixed-Use Zoning

Core Commercial (CC) zoning allows for a wide range of permitted uses including retail, office, restaurant, entertainment, and residential components.

### Significant Building Volume

Approx. 3,750 sq. ft. structure with ~20' ceiling heights and open-span layout, providing flexibility for reconfiguration and adaptive reuse.

### Existing Residential Component

Upper-level suite with kitchen, bathroom, and laundry offers immediate usability for owner-occupancy or supplemental income.

### Conceptual Redevelopment Plans

Preliminary design concepts have been explored, illustrating potential for repositioning into a modern mixed-use or residential-focused asset.

### Adaptive Reuse Opportunity

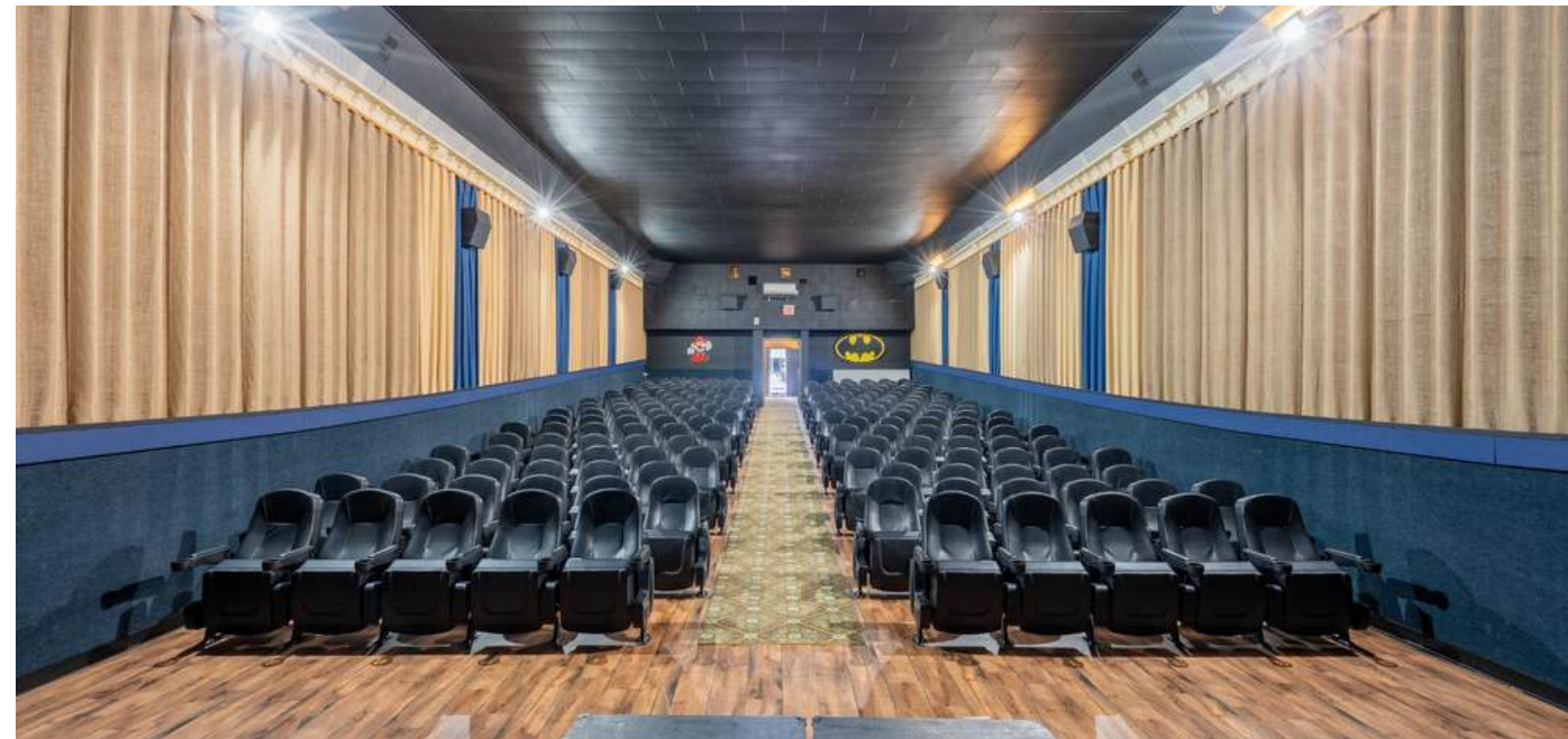
Existing structure and infrastructure reduce redevelopment timelines and capital requirements compared to ground-up construction.

### Multiple Income Strategies

Potential for retail + residential, live/work, short-term rental, or full residential conversion (subject to approvals).

### Value-Add Positioning

Under-utilized asset with clear pathway to increased value through repositioning, improved use, and modernization.



# CONCEPTUAL REDEVELOPMENT VISION

This property presents a compelling opportunity to reposition an existing downtown building into a vibrant, income-generating commercial or mixed-use asset. With its open layout, strong street presence, and flexible Core Commercial zoning, the building is particularly well suited for a range of high-demand uses including retail, hospitality, wellness, and service-oriented businesses.

The existing layout and scale of the space lend themselves naturally to a transformation into a boutique retail environment, café, restaurant, or bar concept. The interior volume, character elements, and frontage create an ideal setting for experiential uses that prioritize atmosphere and customer engagement. The conceptual renderings illustrate how the space can be activated to support modern hospitality or lifestyle-driven tenants, aligning with broader trends toward destination-based commercial spaces.

In addition to traditional retail or food and beverage uses, the property is equally well positioned for wellness-oriented concepts such as fitness studios, yoga or pilates spaces, health clinics, or hybrid work-life environments. These uses benefit from the building's open configuration and ability to be customized into functional, design-forward spaces that cater to evolving consumer preferences.

The structure itself provides a strong foundation for adaptive reuse, allowing an investor or operator to significantly reduce redevelopment timelines and capital costs compared to ground-up construction. Its flexibility supports a wide range of configurations, whether focused on a single flagship commercial user or a curated mix of complementary uses.

Positioned within Grand Forks' downtown core, the opportunity exists to introduce a refreshed commercial offering that serves both the local community and regional visitors, creating a destination-oriented asset with long-term upside through thoughtful repositioning.

## POTENTIAL CONFIGURATIONS

### Ground Floor Activation

Retail, café, office, studio, or service-based commercial use with strong street presence.

### Upper-Level Residential

Conversion or enhancement of residential suite(s) to support long-term rental, short-term rental, or owner occupancy.

### Full Residential Conversion

Opportunity to reconfigure the building into a residential-focused asset, subject to municipal approvals.

### Live/Work Integration

Ideal for owner-operators seeking to combine business operations with on-site living.

### Hybrid Income Model

Combination of commercial tenancy and residential rental to diversify income streams.

## DEVELOPMENT POSITIONING

### Adaptive Reuse Advantage

Leverage the existing structure to reduce construction costs and accelerate project timelines.

### Flexible Design Potential

Open layout and building scale support multiple planning approaches and configurations.

### Market-Aligned Opportunity

Ability to tailor the asset toward residential, boutique commercial, or mixed-use demand.



IMPORTANT NOTE  
Conceptual plans are for illustrative purposes only. Buyers are advised to complete their own due diligence with the City of Grand Forks regarding permitted uses, approvals, and redevelopment potential.

Disclaimer: These images are conceptual renderings generated using AI and are provided for illustrative purposes only. They are not intended to represent exact plans, specifications, or final design, and may be subject to change.

# CONCEPTUAL REDEVELOPMENT VISION: A DESTINATION DINING & SOCIAL EXPERIENCE



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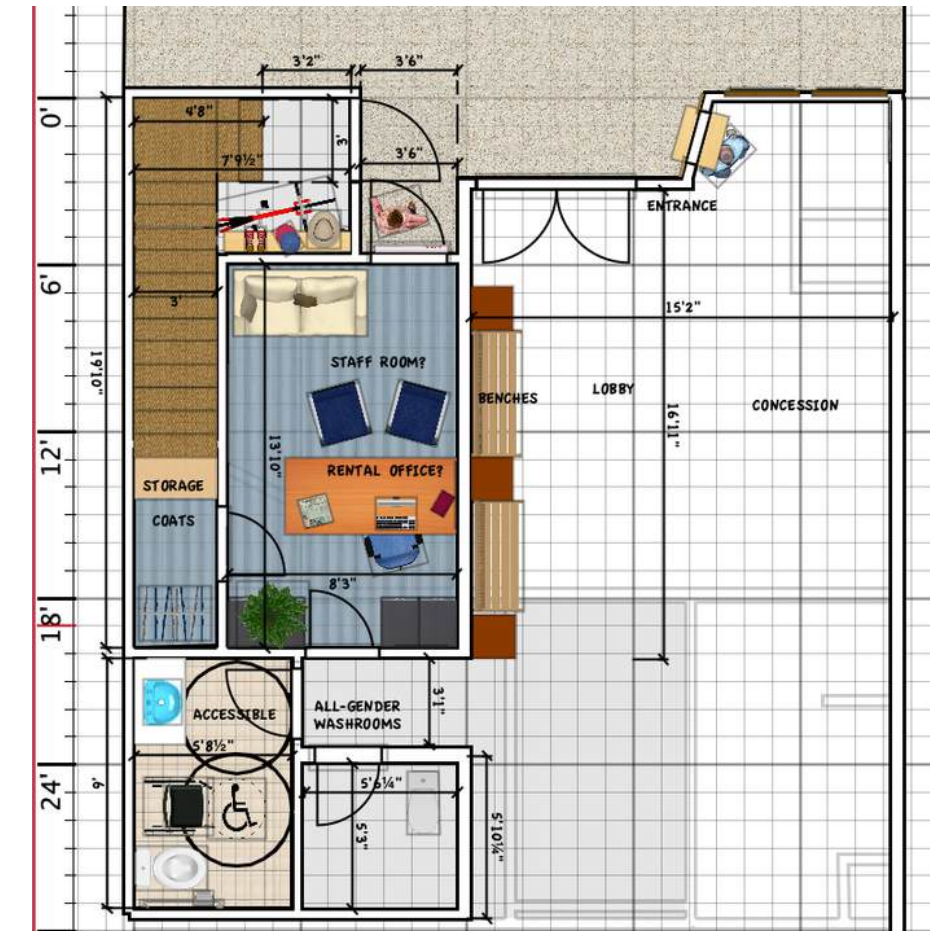
# CONCEPTUAL REDEVELOPMENT VISION: WELLNESS-FOCUSED SPACE



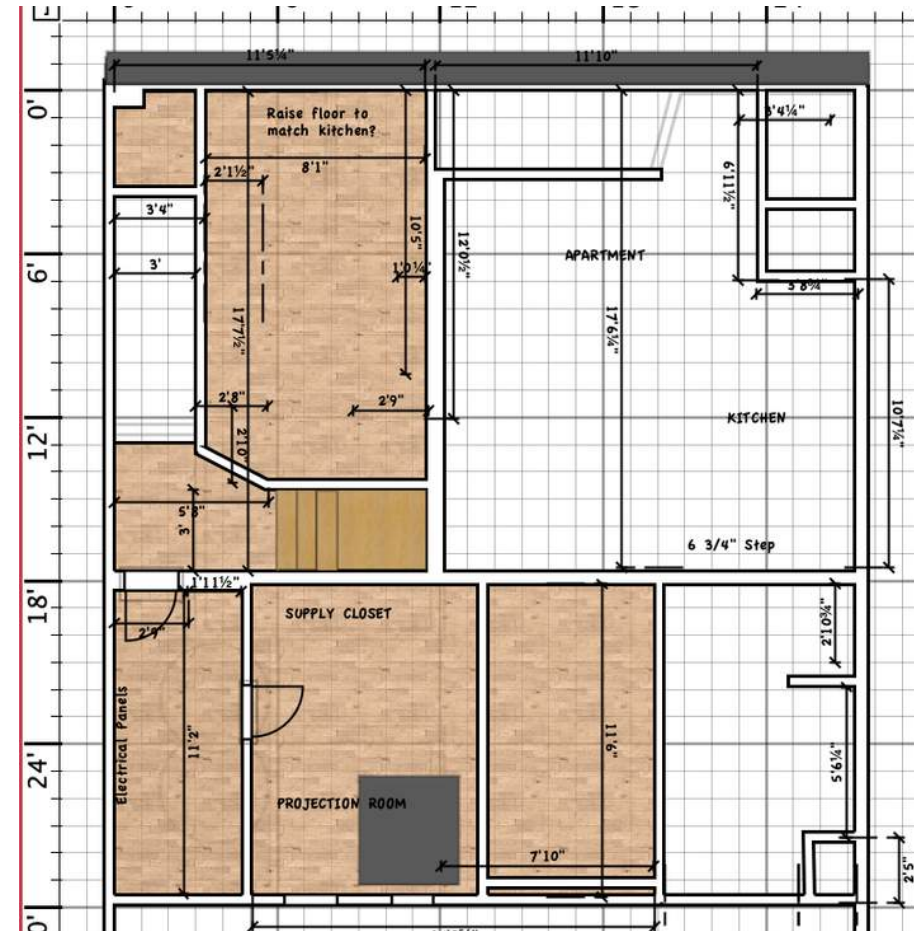
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# OWNER-PREPARED CONCEPTUAL REDEVELOPMENT VISION

Design #1



Design #2



Design #3



Design #4



Design #5



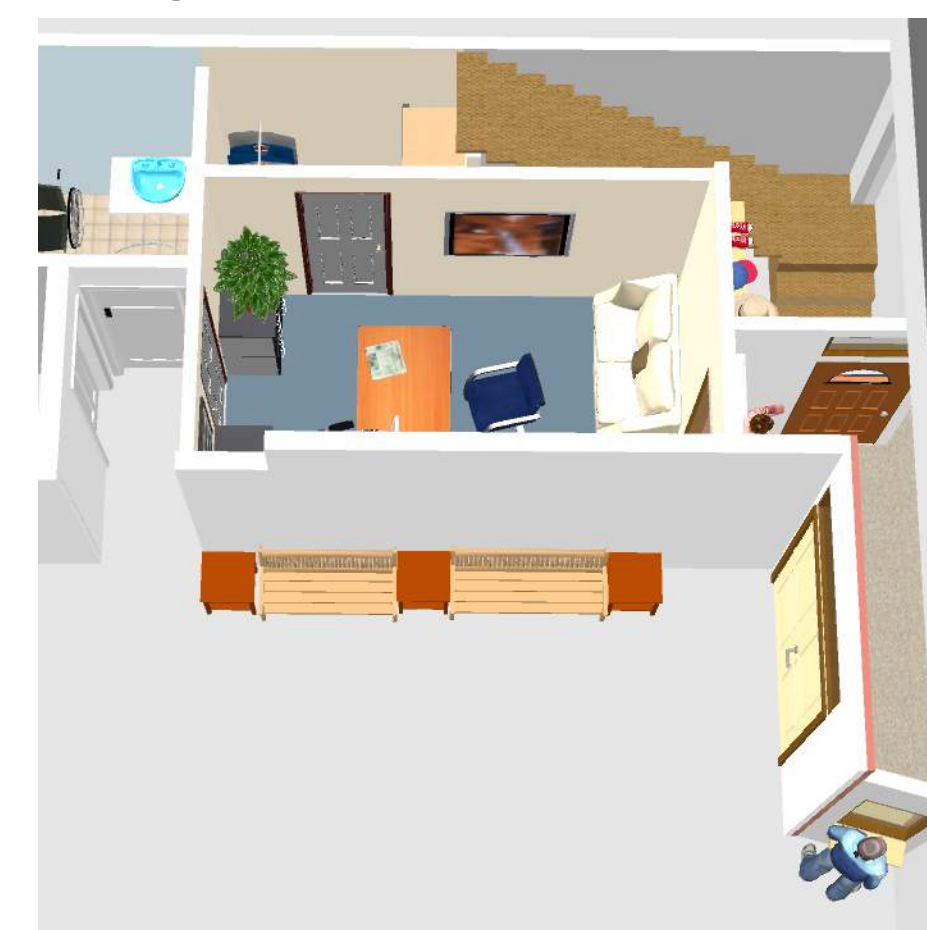
Design #6



Design #7



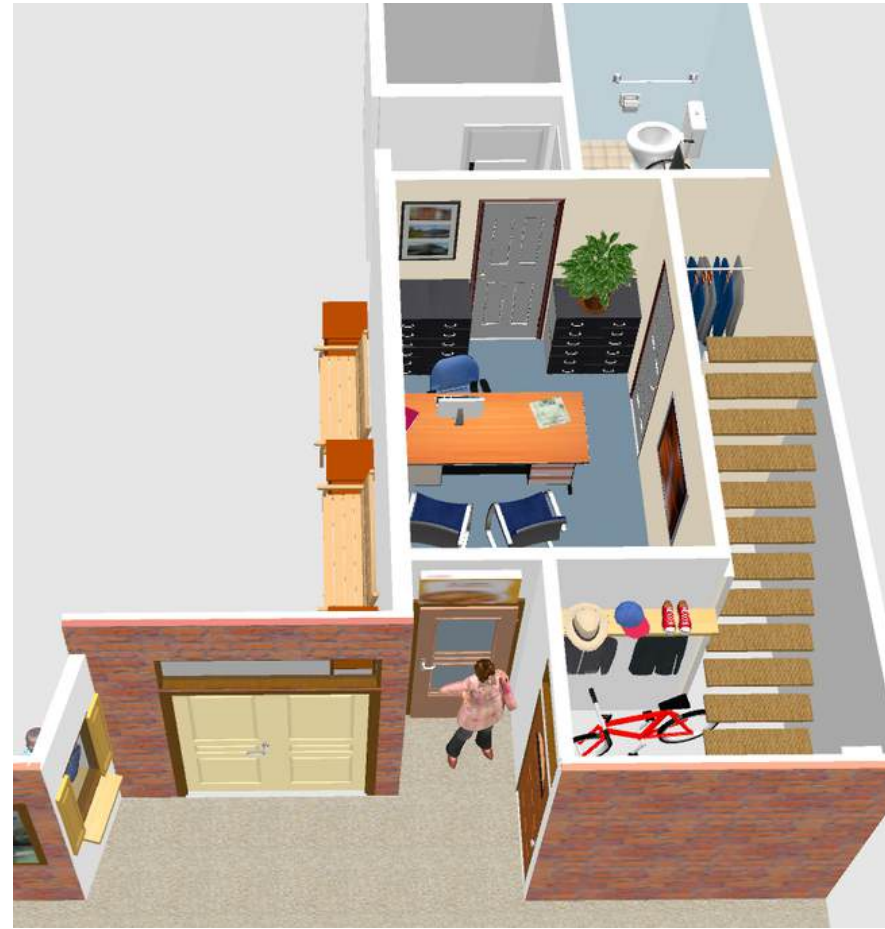
Design #8



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# OWNER-PREPARED CONCEPTUAL REDEVELOPMENT VISION

Design #9



Design #10



Design #11



# THE LOCATION

Strategically positioned along Market Avenue in the heart of downtown Grand Forks, this property benefits from a central location within one of the city's primary commercial corridors. The surrounding area serves as a hub for local businesses, services, and community activity, providing consistent foot traffic and strong visibility for a variety of commercial uses.

Downtown Grand Forks is characterized by its walkable street network, established retail presence, and a growing mix of independent businesses, cafés, and service-oriented tenants. The area continues to evolve as both a local gathering place and a destination for visitors, supported by its proximity to outdoor recreation, regional tourism routes, and surrounding residential neighbourhoods.

The property is ideally positioned to capture demand from both commercial and residential users. Its central location provides convenient access to everyday amenities, including dining, shopping, professional services, and civic institutions. This accessibility supports a wide range of potential uses, from boutique retail and office space to residential or live-work configurations.

In addition to its local appeal, Grand Forks continues to see steady interest driven by lifestyle migration trends, affordability relative to larger urban centres, and increasing demand for flexible commercial and residential space. As a result, downtown assets such as this are well positioned to benefit from long-term growth and continued revitalization.



## SURROUNDING AMENITIES

### Dining & Cafés

- The Wooden Spoon Bistro
- Subway
- Dairy Queen
- Uptown Pizza
- Pho Grand Forks
- Boardwalk Restaurant

### Coffee & Casual Fare

- Tim Hortons
- Jogas Espresso Café
- Dairy Queen
- Local bakeries and grab-and-go cafés along Market Avenue

### Retail & Services

- Save-On-Foods
- Pharmasave Grand Forks
- Grand Forks Credit Union
- ScotiaBank
- BC Liquor Store
- Canada Post
- Various boutique shops and local retailers along Market Avenue

### Businesses & Daily Needs

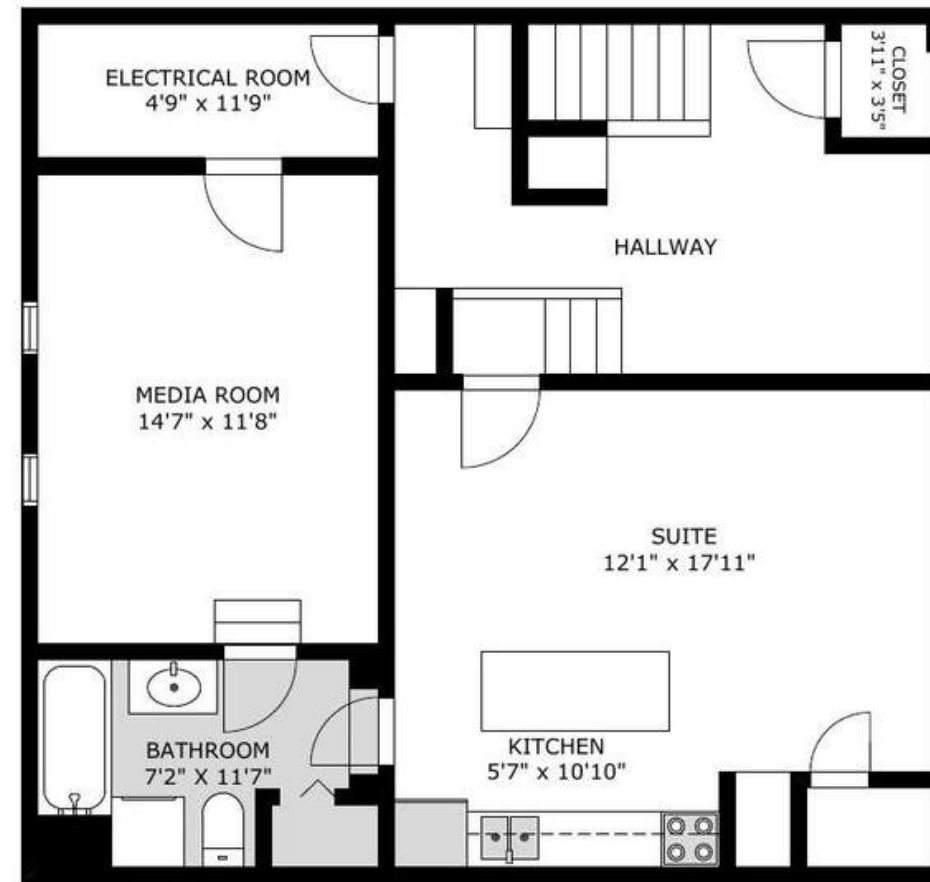
- Grand Forks Medical Clinic
- Grand Forks & District Public Library
- Service BC Centre
- City Hall
- Local professional offices (accounting, legal, insurance)

### Community & Recreation

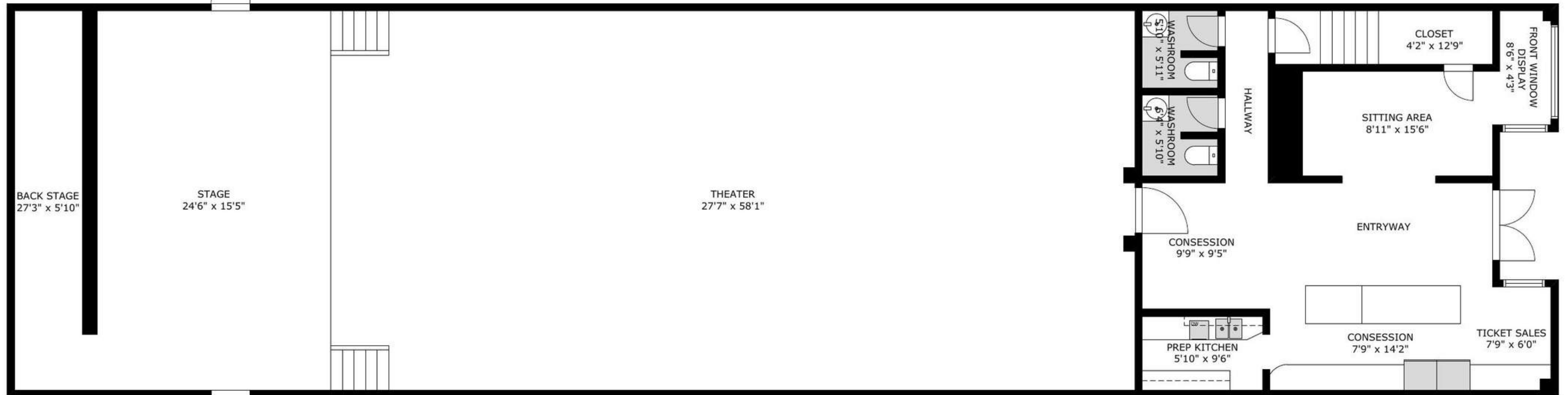
- Kettle River & Riverfront Trails
- City Park & Gyro Park
- Grand Forks Recreation Centre
- Grand Forks Arena

# FLOORPLAN

257 Market Ave



FLOOR 2



FLOOR 1

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# A LOCAL LANDMARK. A NEW VISION.

## *Contact Us.*

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