

# FOR SALE

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

## 301 Slater Road, Cranbrook, BC

9,278 square feet on 1.25 acres

ROYAL LEPAGE KELOWNA  
**COMMERCIAL**



Drive-in &  
Drive-thru Loading



Prime Location Near Fuel,  
Restaurants & Key Amenities



Direct Access to  
Regional Highways

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# PROPERTY DETAILS

## LEGAL DESCRIPTION:

Lot 5, District Lot 29 Kootenay District Plan NEP8775

## SITE SIZE:

1.25 acres

## AVAILABLE AREA:

Main Floor Office:	2,347 sq. ft.
Second Floor LunchRoom/Electrical:	593 sq. ft.
Shop:	6,338 sq. ft.
Total:	9,278 sq. ft.
Storage Mezzanine:	1,637 sq. ft.

## ZONING:

Clean Industrial Zone: M-1

## PURCHASE PRICE:

\$1,600,000 (\$172.45 per sq. ft.)

## PROPERTY TAXES:

\$28,095.21 annum (for 2025)

## AVAILABLE:

Immediate

## CEILING HEIGHT:

15'9" clear

## LOADING:

9 - 12' x 14' drive-in doors

## POWER:

200 amp, 120/208 volt, 3 phase service (TBV)

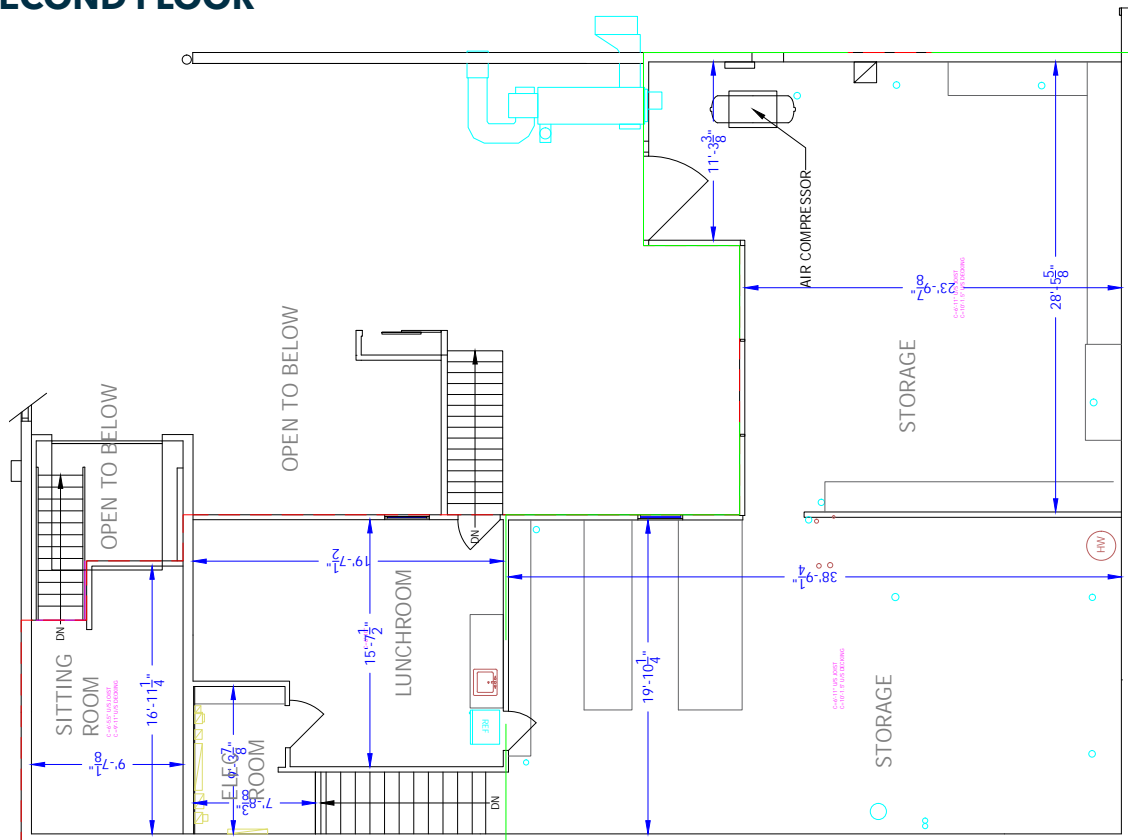
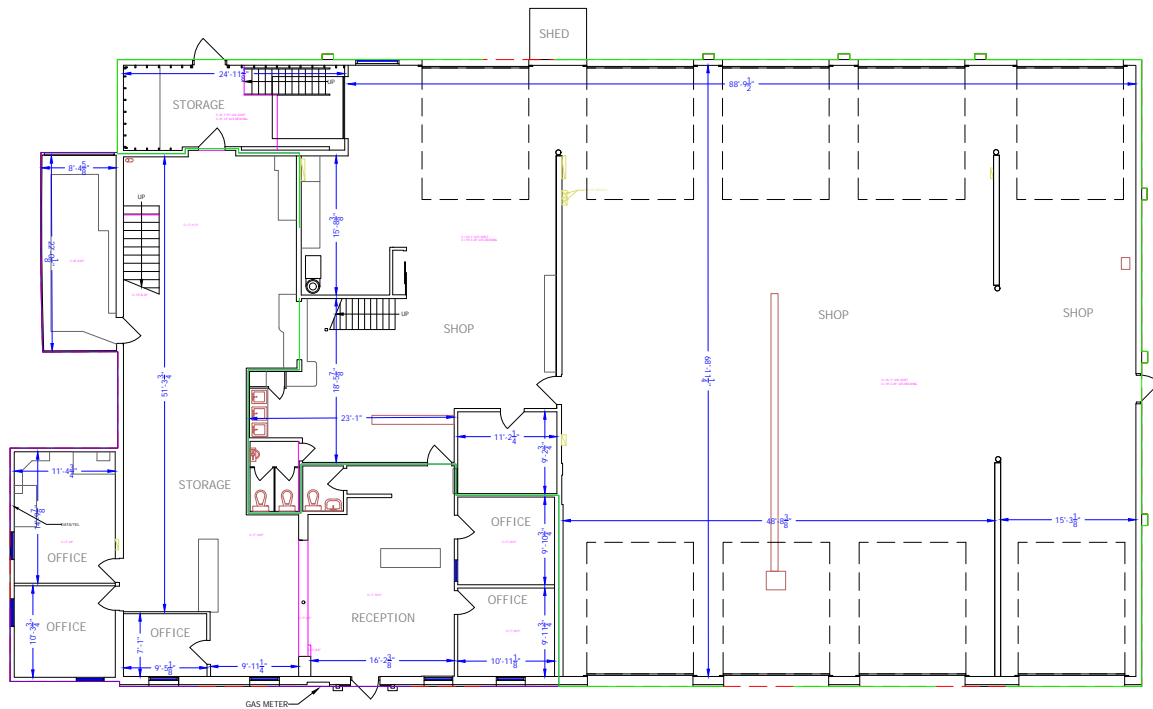
## YEAR OF CONSTRUCTION:

1975



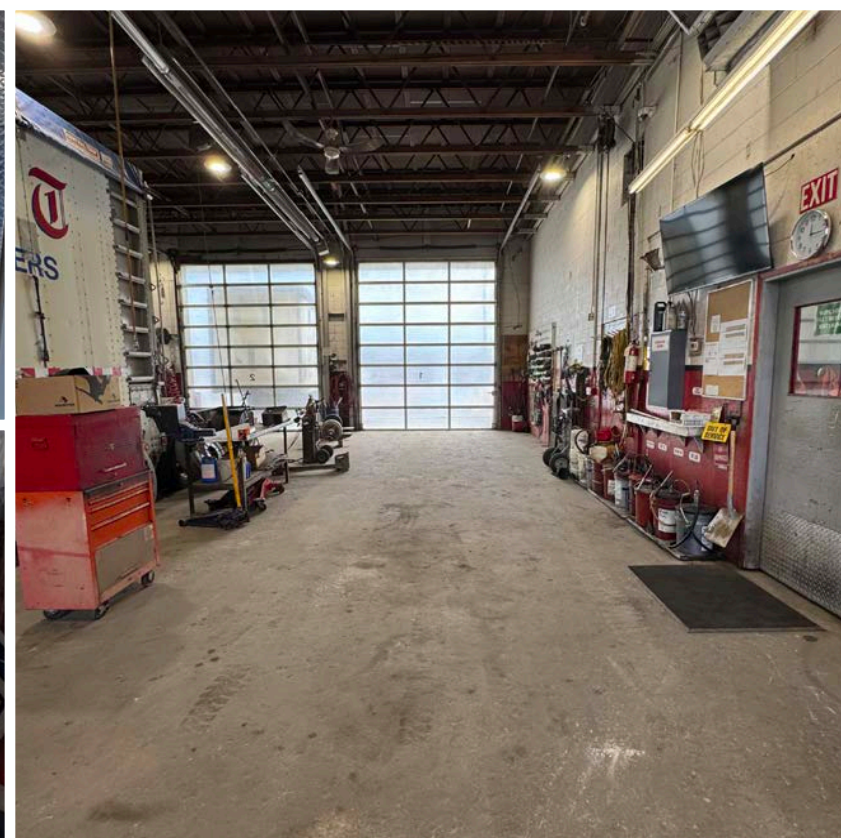
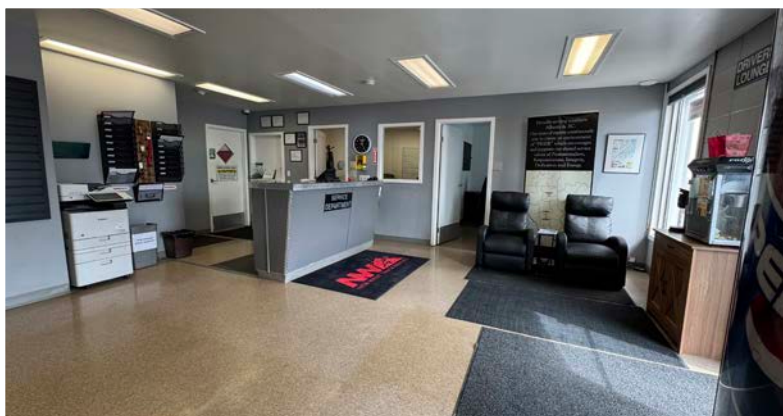
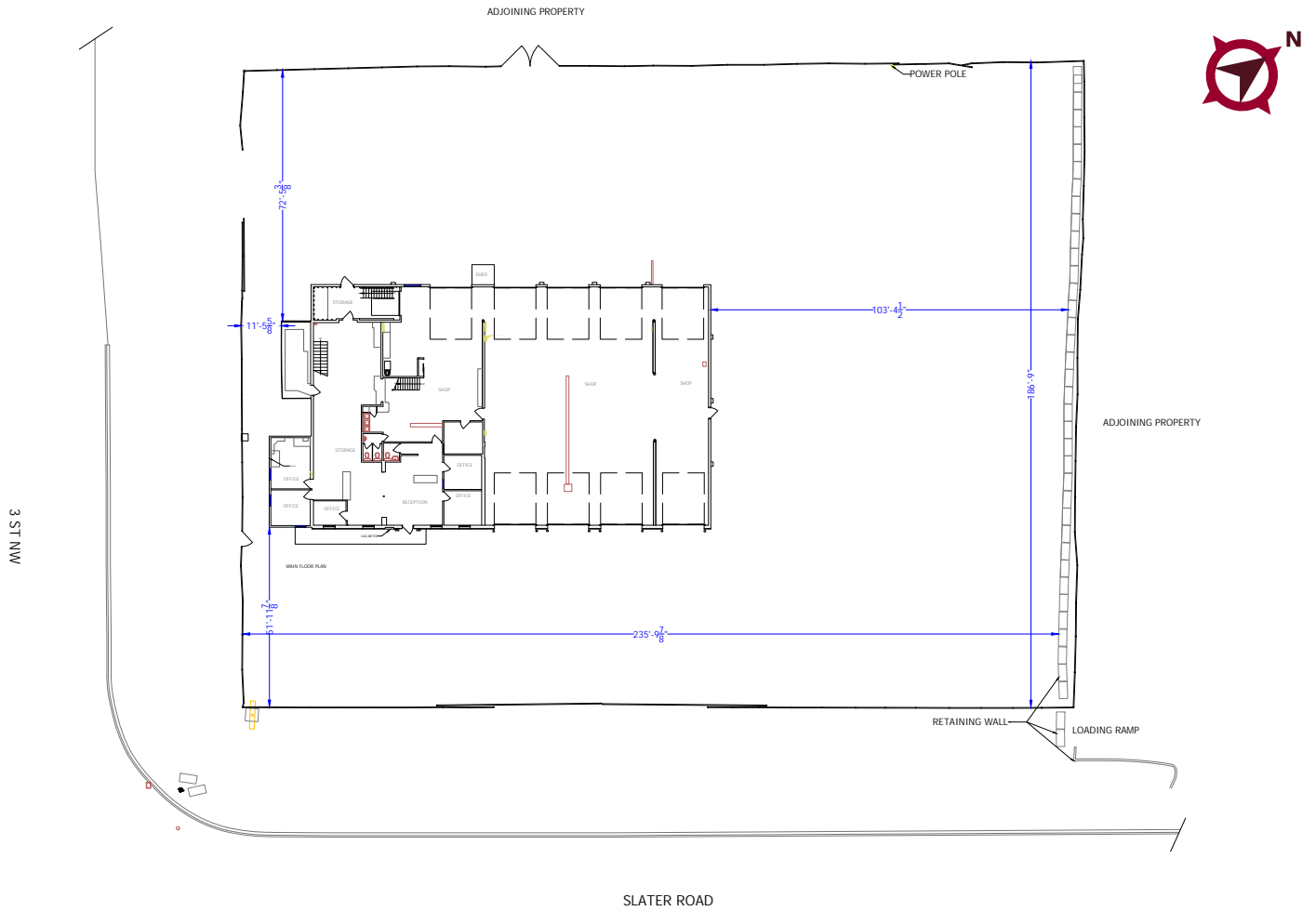
## COMMENTS:

- » Fibre Optic in place
- » Nine drive-in doors with drive-thru loading and ample yard space
- » Used oil is recycled and utilized in a 'Clean Burn Energy System' to heat the shop, supplementing the infrared heaters
- » Corner lot with dual access points, allowing excellent site flow
- » Direct access to Hwy 95 and regional transport routes



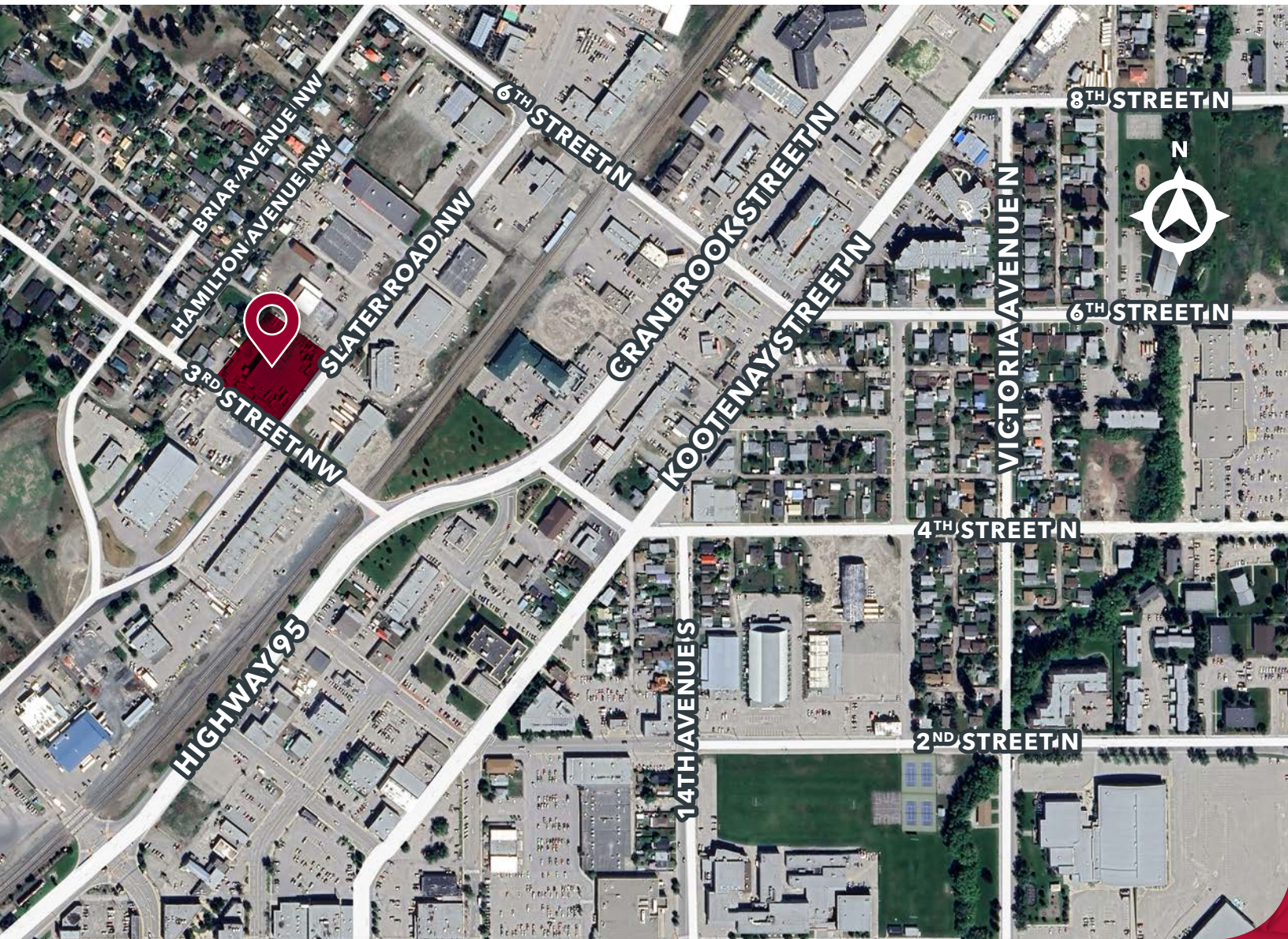


## SITE PLAN





# LOCATION



## CONTACT US



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