



# OWN A PIECE OF CRANBROOK'S HISTORY!

Potential multi-use building waiting for your vision

- Building is zoned P-1 Public Institutional
- OCP designation Park/Institutional/Recreation
- Building has been designated as Heritage Building as per Heritage By-law 1984 (No. 2724, 1984)
- Opportunities for Downtown Revitalization Tax Exemption
- 2" water main and 6' sewer service to the property
- Boiler installed in 2009
- 200amp 120/208 volt phase 3 electrical service
- 4244 square feet of development opportunity on main floor plus approximately 2670 square feet on second storey
- Located in downtown commercial development permit area
- Purchase includes Lots 42, 43 and 44

Philip Jones  
Royal LePage East Kootenay  
Realty  
Mobile 250-489-9240



LOCATED IN THE  
HEART OF  
DOWNTOWN

UNIQUE HERITAGE  
BUILDING

OPPORTUNITY FOR  
INVESTMENT

READY FOR YOUR  
DEVELOPMENT  
IDEAS!

NEW BUSINESS  
VENTURE...

LIST PRICE -  
\$349,000

## DEVELOPMENT QUESTIONS:

Zoning and Development  
permits - Rob Veg, Senior  
Planner  
250-489-0241

Building Inspection and  
permits - Andy Christie  
250-489-0236