



217 Industrial F Road			
Major Area	<b>Kootenay</b>		Status <b>Active</b>
Minor Area	<b>CRAN - Cranbrook North</b>		Possession
City	<b>Cranbrook</b>		Title Tier 1
Type	<b>Specialty</b>		Title Tier 2
Style			Price <b>\$925,000.00</b>
Taxes	<b>\$9,467 (2025)</b>		Orig. Price <b>\$925,000.00</b>
MLS®	<b>10355619</b>		Sale Price
Year Built	<b>1998</b>		Date Listed <b>Jul 10/25</b>
Zoning	<b>M-2</b>		Date Sold
Postal Code	<b>V1C 6N4</b>		Status Chg.
Strata/Assoc	<b>- / -</b>		DOM <b>2</b>

SPACES (sqft)				BUILDING			
	Ground	Mezzanine	Other	Storeys	Total Units		
Office	2112		2112	Floor location	# of Buildings		
				Building Name	Builder Name		
				Roof	Metal	Foundation	Concrete
				Ceiling Height		Building Area	4,224
				Construction	Frame - Wood	Leasable Sqft	4224.0
				Building Feet	Front Desk, Lobby, Other, Security System, Storage, Visitor Parking		
				Pool			
				Security	Building Security, Secured Garage/Parking		
	SERVICES						
				Heating	Forced Air, Natural Gas	Cooling	Central Air
				Water	Municipal	Sewer	Public Sewer
			Utilities	Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available	Drainage		
			Electric		Property Access	Public Road	
			Other Equip				

EXTERIOR							
Lot Sqft	<b>54,450</b>	Lot Acres	<b>1.25</b>	Lot Dimensions	RV Spaces		
Secure Spaces		Garage Spaces		Parking Total	Carport Spaces		
Garage Dimensions				Directions			
Parking Features	<b>Additional Parking, Open, Oversized, RV Access/Parking</b>			View			
Exterior Features				Patio/Porch			
Waterfront							
Exterior Construction	<b>Stucco</b>						
Lot Features	<b>Park Setting, Paved Roads</b>						

BUSINESS INFORMATION							
Business Name				Complex Name			
Business Type				Franchise			
Mandatory Open Hours	Usage By Occupant			Base Rent	Add. Rent		
Est Val Equipment	Est Val Inventory			Lease Renewal Option	Info Pckge Avail		

**Versatile Light Industrial 4224 sq ft Building with Office & Rental Income Potential – Zoned M-2 on 1.25 Acres! This beautifully maintained & extensively renovated 1998-built commercial property is ideally located in a prime light industrial area. With approximately 0.50-acres securely fenced with large paved parking, the building offers 4,224 square feet of finished space—2,112 square feet on the main floor and 2,112 square feet in the fully developed basement with its own separate entrance for 3rd business future rental potential. Thoughtfully designed for flexibility, the main level is currently divided into two functional office units for 2 business opportunities. Each side (Unit A and Unit B) features its own private front entrance with foyer, spacious reception area, two large offices, a two-piece bathroom, and a coffee bar/kitchen, offering 1,056 square feet per unit. Unit A is currently owner-occupied and will be vacated for buyer use or new tenancy. Unit B tenancy currently includes the entire finished basement—an extra 2,112 square feet—currently used as a training center and for storage. This brings Unit B's total leased space to 3,168 square feet. Extensive renovations have been completed, including exterior & interior paint, updated bathrooms & coffee bars, modern flooring, fixtures, & trim. The building is filled with large windows that provide bright, natural light throughout the workspaces. The electrical service has been updated to 200 amps & the property features central air conditioning and a security system in Unit A and exterior cameras for security. The large paved area provides ample secure parking. Additionally, a preliminary subdivision plan is on file to potentially develop the remaining approx. 0.75 acres with access off McPhee Road, offering further value and development potential for the future. Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY**



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The above information is from sources deemed reliable but it should not be relied upon without independent verification.  
 Not intended to solicit properties already listed for sale. \* Personal Real Estate Corporation. Jul 13, 2025.