



# NEW MULTI-FAMILY DEVELOPMENT - KIMBERLEY CROSSING

## LAND AND BUILDINGS ONLY

**RECEIVERSHIP SALE**  
500 - 302 AVENUE, KIMBERLEY, BC



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## OFFERING SUMMARY

NAI Commercial Real Estate Inc. (“NAI” or the “Advisor”) has been exclusively retained by D. Manning & Associates Ltd. (the “Receiver” or “Vendor”) to facilitate the sale of a 100% freehold interest in Kimberley Crossing (the “Property” or the “Offering”) located at 500 – 302 Avenue, Kimberley, British Columbia.

Kimberley Crossing represents a unique opportunity to acquire a partially completed residential development positioned within one of British Columbia’s premier recreational and tourism-driven markets. The Property offers significant upside through completion and stabilization of the remaining development.

The Offering is being presented without a formal bid deadline, with offers reviewed as they are received. Interested parties are encouraged to contact the advisory team for additional information and access to the data room.



### VALUE-ADD OPPORTUNITY

Partially completed project with immediate upside  
Completion expected to unlock significant value and long-term income potential



### STRONG RENTAL FUNDAMENTALS

Diverse unit mix appealing to a broad tenant base  
Opportunity to capture strong rents in a supply-constrained market



### INFRASTRUCTURE IN PLACE

Partially completed project with key infrastructure established  
Reduced development risk and accelerated completion timeline



### EXPANSION POTENTIAL

Potential to increase density through further development of Building C1  
Flexible site layout allowing additional units or amenities



### PRIME LOCATION

Central Kimberley location in a growing year-round mountain destination  
Close to skiing, golf, trails, and downtown amenities



The information herein is not warranted by the Lender/Receiver nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an “As is and Where is” basis.

**SALE PRICE: \$7,800,000**

**KIMBERLEY CROSSING | RECEIVERSHIP SALE**  
500 - 302 AVENUE, KIMBERLEY, BC

**ADDRESS**

500 - 302 AVENUE, KIMBERLEY BC

**LEGAL DESCRIPTION**

LOT 1 DISTRICT LOT 2378  
KOOTENAY DISTRICT PLAN EPP124173

**BUILDING AREA (SF)**

3X A-BUILDINGS:	7,775 SF±	40-45% COMPLETE
3X B-BUILDINGS:	7,831 SF±	60-65% COMPLETE
2X C-BUILDINGS:	13,006 SF±	80-85% COMPLETE

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TOTAL GROSS AREA:	85,836 SF±
NET LEASEABLE AREA:	65,805 SF±

**SITE AREA**

2.32 Acres±

**ZONING**

CD-7, RS

**ASSESSMENT**

\$3,787,000 (2025)

**PROPERTY TAXES**

TBC

**THE DEVELOPMENT**

Kimberley Crossing is a vibrant mountain community offering modern one, two, and three-bedroom apartments and townhomes for rent. Each suite features spacious layouts, contemporary kitchens, and quality finishes designed for comfort and style. Surrounded by stunning mountain scenery and close to local amenities, golf, hiking, and skiing, Kimberley Crossing offers the perfect blend of convenience and mountain living.

**SALE PRICE**

\$7,800,000

**PROPERTY OFFERING**

Interested parties are invited to submit an offer to purchase through NAI Commercial Real Estate for consideration by the Receiver.



**TOWNHOME-STYLE LIVING (A)**

24 UNITS • 1-3 BEDROOMS • 700-1,341 SF±



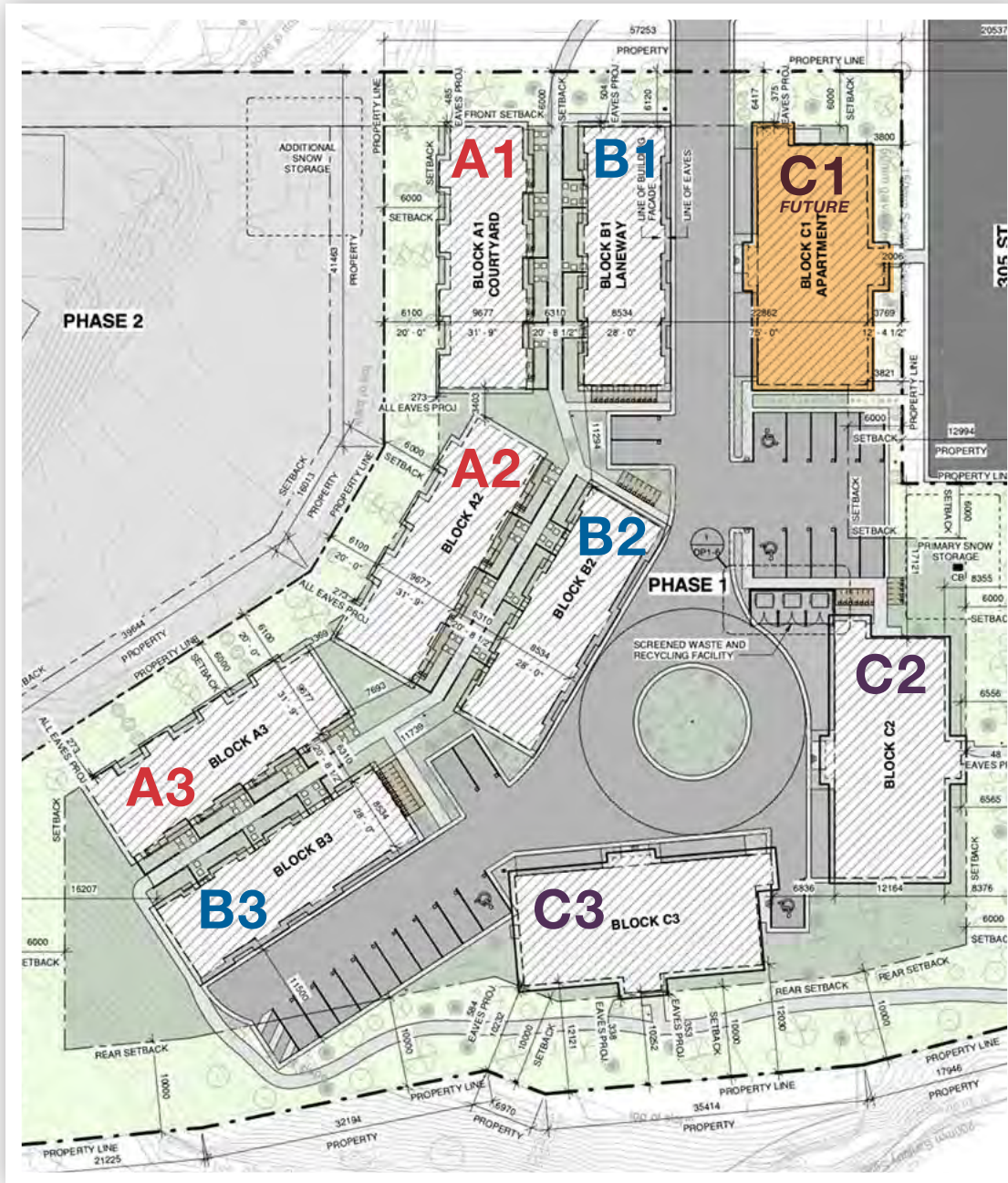
**TOWNHOME SUITE LIVING (B)**

12 UNITS • 3 BEDROOMS • 1,341 SF±



**APARTMENT STYLE LIVING (C)**

30 UNITS\* • 2-3 BEDROOMS • 960-1,341 SF±  
*\*Inclusive of building C1 yet to be constructed*



**BUILDING LEVEL UNIT MIX**

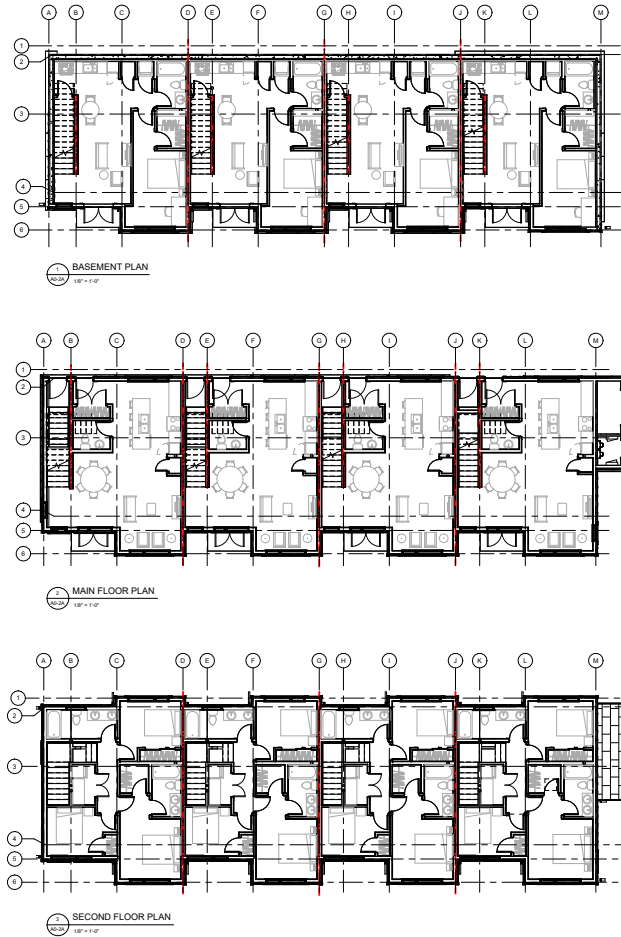
BUILDING (UNITS)	UNIT MIX	STATUS	SPRINKLER	GARAGES
A1 (8)	(4) 1 Bedroom, (4) 3 Bedroom+	40-45% Complete	Yes	0
A2 (8)	(4) 1 Bedroom, (4) 3 Bedroom+	40-45% Complete	Yes	0
A3 (8)	(4) 1 Bedroom, (4) 3 Bedroom+	40-45% Complete	Yes	0
B1 (4)	(4) 3 Bedroom+	60-65% Complete	No	8 total (shared)
B2 (4)	(4) 3 Bedroom+	60-65% Complete	No	8 total (shared)
B3 (4)	(4) 3 Bedroom+	60-65% Complete	No	8 total (shared)
C2 (10)	2 x 2 Bedroom AH, 4 x 2 Bedroom, 4 x 3 Bedroom+	80-85% Complete	Yes	0
C3 (10)	1 x 2 Bedroom AH, 5 x 2 Bedroom, 4 x 3 Bedroom+	80-85% Complete	Yes	0
C1 (10)	(2) 2 Bedroom AH, (4) 2 Bedroom, (4) 3 Bedroom+	Proposed (Not Started)	Yes	0

**BUILDING LEVEL UNIT MIX (66 UNITS\*)**

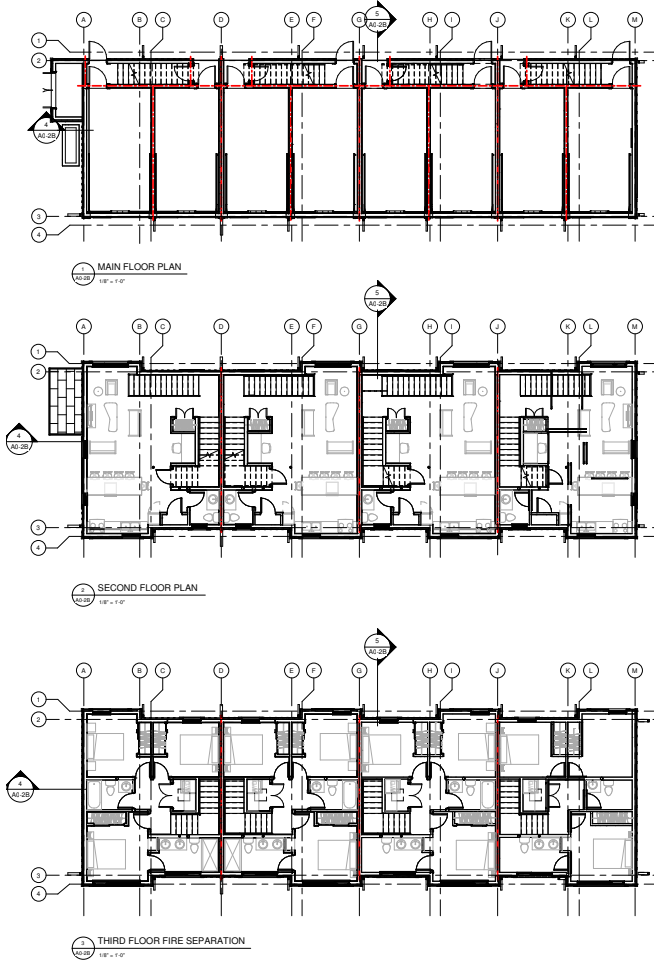
\*Inclusive of C1 completion

CATEGORY	TYPE	UNITS	% OF PROJECT
Small Units	1 Bedroom	12	18%
Mid-Size Units	2 Bedroom Market	18	27%
Mid-Size Units	2 Bedroom Affordable	5	8%
Family Units	3 Bedroom+	31	47%

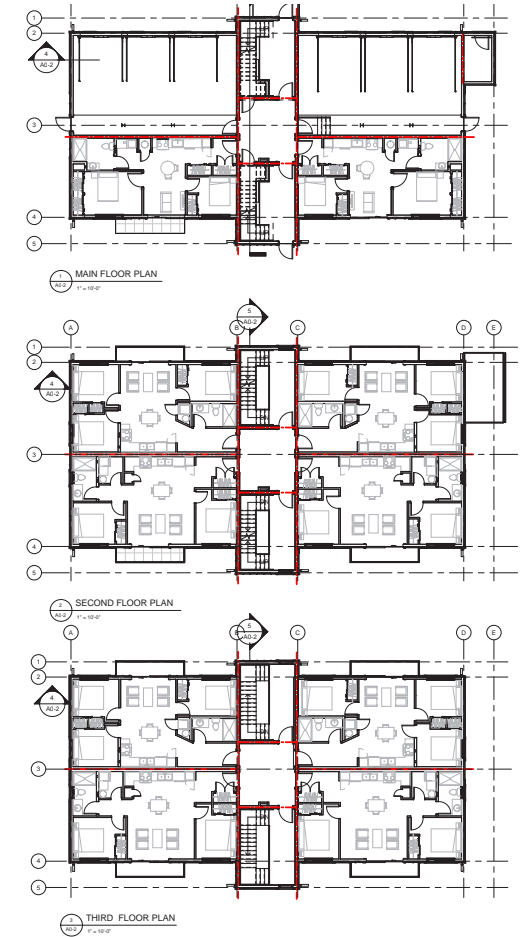
**A FLOOR PLAN**



**B FLOOR PLAN**



**C FLOOR PLAN**



**8,115**  
TOTAL POPULATION



**2.0%**  
ANNUAL GROWTH



**\$81,000**  
MEDIAN HOUSEHOLD INCOME



**4,263**  
PRIVATE DWELLINGS



**6 mins**  
Kimberley Alpine Resort

**18 mins**  
Canadian Rockies International Airport

**26 mins**  
East Kootenay Regional Hospital

**25 mins**  
Cranbrook, BC





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