

FOR LEASE



2100 Middleton Place, Sparwood, BC

- ✓ Brand New 3,350 SF CRU Building
- ✓ Prime Highway Exposure
- ✓ Well suited for: QSR, professional services, and more

Join:   



 BCLIQUOR 
  

Teck Resources
121,500 SF Office
580 Employees



14,548 VPD

CROWSNEST HWY

SUBJECT PREMISES

MIDDLETOWN PL

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2100 Middletown Place

Salient Details

MUNICIPAL ADDRESS

2100 Middletown Place, Sparwood, BC

ZONING

C-2 Highway Commercial

AVAILABLE SF

CRU 1: +/- 1,117 SF

CRU 2: +/- 1,117 SF

CRU 3: +/- 1,117 SF

3,350 SF (Total)*

TRAFFIC COUNTS

14,548 VPD Crowsnest Highway

9,289 VPD Middletown Place

PARKING

Common Parking

ASKING RENT

Please Contact Listing Agents

ADDITIONAL RENT

\$12.00 PSF (estimated)

TIMING

Q3 2027

*May be combined

Opportunity

Tetra Realty Advisors is pleased to present for lease a brand new commercial building at 2100 Middletown Place, Sparwood, BC

This high-visibility, strategically positioned development offers up to 3,350 square feet of retail and service commercial space suitable for quick-service restaurants (QSR), convenience retail, or destination service users seeking strong highway exposure and a solid population and workforce base.

Highlights



Up to 3,350 SF of commercial space designed for retail, quick-service restaurants, professional services, and other service uses.



Brand New Construction and high tenant visibility off Crowsnest Highway (Hwy 3).



Immediate access and visibility from the primary east-west transportation corridor through the Elk Valley, capturing both resident and regional commuter traffic.

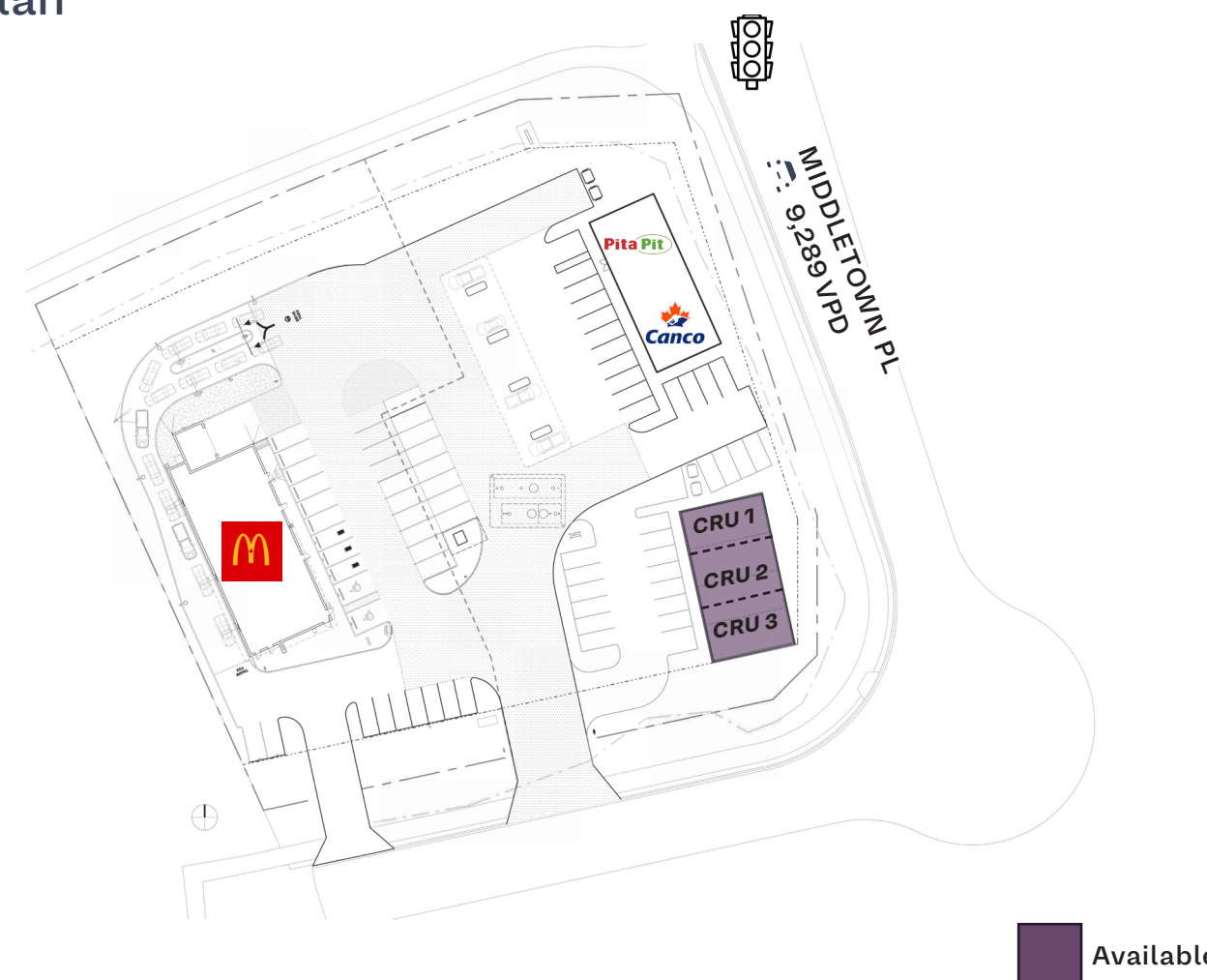


Prime location between Teck Resources Limited's main office and the Komatsu Mining Corporation facility, and directly beside McDonald's drive-thru, Canco Petroleum gas bar, and Pita Pit.



Located within a strong labour market supported by residential demand and regional industry employment, including mining and industrial sectors.

Site Plan



Available



For Lease


2100 Middletown Place


Market Overview


Sparwood serves as a primary residential and service hub for the Elk Valley (servicing a population of ~15,000 people), supporting a strong workforce base tied to mining and industrial operations.


Teck Resources is one of Canada's largest diversified mining companies, headquartered in Vancouver, BC, with over 13,000 employees globally. Its Elk Valley steelmaking coal operations represent one of the region's most significant economic drivers.

Regional Economic Impact

 5,000+ direct jobs supported by Teck's Elk Valley operations, with thousands more indirect and induced positions across supply chains and service sectors.

 Teck's operations account for approximately 40% of all jobs in Southeast BC and contribute an estimated 80% of the region's GDP.

 New 121,500 SF zero-carbon office building in Sparwood, consolidating regional operations and accommodating approximately 580 employees, reinforcing long-term local employment presence.

 Komatsu Mining Corp. invested approximately \$40M to develop a state-of-the-art 85,000 sq. ft. sales and service facility in downtown Sparwood, creating a modern hub for mining equipment support and operation.

Elk Valley Demographics

15,092
Total Population

~8,200
Total Households

\$120,000
Average Household
Income





Contact us for more information.

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