



↑ Crown Isle
Golf Club

Comox

- Royal Bank
- Canada Post
- Chances Casino
- Matches Restaurant

- Superstore
- Telus
- TD Bank
- Ricky's All Day Grill
- Noodlebox
- Woofy's Pet Foods
- Tim Hortons

- A&W
- Quiznos
- Dominos
- Fountain Tire
- Value Village
- Shell

Comox Valley Dodge
(Coming Soon)

RYAN ROAD

ISLAND HWY N.

- Chevron
- TacoTime
- Triple-O's
- 7-Eleven
- Osaka Sushi

OLD ISLAND HWY

Subject Property

Downtown
Courtenay
(1 min drive)

Lewis Park



For Sale

250-280 Old Island Hwy & 510-580 Rye Rd.
Courtenay, BC

Prime Development Site
with Potential for Substantial Holding Income

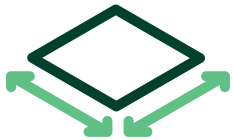
INVESTMENT PROPERTIES GROUP
V I C T O R I A

CBRE

The Opportunity

The Investment Properties Group is pleased to present the opportunity to purchase 8 adjoining parcels of development land (totaling 3.68 acres) situated steps to downtown Courtenay. The subject property offers excellent vehicular access to all major traffic arteries, and is located amongst the natural landscapes of Lewis Park, and Puntledge River. Comox Valley Official Community Plans provide for mixed-use commercial/residential development, offering investors significant development potential. The property is currently vacant and provides a short or long term turn-key opportunity for an auto dealership.

Highlights



3.68 Acres
Significant Site Size



1 Min Drive
From Downtown
Courtenay



**Official
Community
Plan**
Accommodating for
Multifamily Development



**Scenic
Nature**
Next to Lewis Park,
Puntledge River



Accessible
Excellent Vehicular
Access to All Major
Traffic Arteries

Courtenay Housing Vision

In the *City of Courtenay OCP Draft Vision and Goals* they identify the need for sufficient, affordable, and attainable housing of a variety of sizes, configurations and tenures spread throughout Courtenay's neighbourhoods.

- Larger rental housing units for families
- Seniors supported housing
- Social and emergency housing
- More housing for singles
- Housing for multiple generations under one roof or on one property
- New housing should be in close proximity to daily amenities, connected by convenient transit and active transportation networks
- Housing choices in all neighbourhoods of the city in which all residents have access to homes that are affordable, healthy, green, and appropriate for diverse needs, life stages and aspirations.



1850 Cliffe Ave. (95 Units
In Construction)
Source: www.westurban.ca/projects

Source: Courtenay OCP
DRAFT Vision and Goals
(07.31.2020)

CLICK TO VIEW

Courtenay Residential Vacancy Rate: 1.2% (2020)

*See map on back for development locations



623 Crowne Isle Boulevard (56 Units, Built)
Source: www.westurban.ca/projects



1025 Ryan Road (118 Units, Coming Feb. 2022)
Source: www.veyronproperties.com/apartments/montage



2600 Mission Rd. (94 Units, In Construction)
Source: www.wjconstruction.ca/mission-place-apartments

Property Details

No:	Civic Address:	Size:	PID:
1	250 Old Island Highway, Courtenay BC (1)	1.807 Acres (Combined 1,2)	000-346-209
2	250 Old Island Highway, Courtenay BC (2)		000-232-297
3	270 Old Island Highway, Courtenay BC	0.33 Acres	004-391-284
4	274 Old Island Highway, Courtenay BC	0.67 Acres	005-388-473
5	280 Old Island Highway, Courtenay BC	0.35 Acres	000-158-500
6	510 Rye Road, Courtenay BC	0.16 Acres	004-175-581
7	560 Rye Road, Courtenay BC	0.17 Acres	004-177-673
8	580 Rye Road, Courtenay BC	0.19 Acres	004-165-403

Total Land Size:

3.68 Acres / 160,170 Sq. Ft.

Total Building Size:

11,366 Sq. Ft.



Zoning

Commercial Two Zone (C-2)

Uses Permitted, but not limited to: Combined commercial-residential use subject to the commercial use being restricted to retail, restaurants, offices (including financial institutions) and studios. Residential units must be contained within a dual use building and shall be located above storeys used for commercial purposes, and no storey can be used for both commercial and residential purposes

- Assembly Hall
- Auto Dealership
- Car Washing
- Fitness Facility
- Grocery Store
- Hotel/Motel
- Licensed Premises
- Medical
- Micro-brewing
- Office & Financial
- Restaurant
- Retail & Wholesale

Price: \$6,250,000



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Enquiries

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