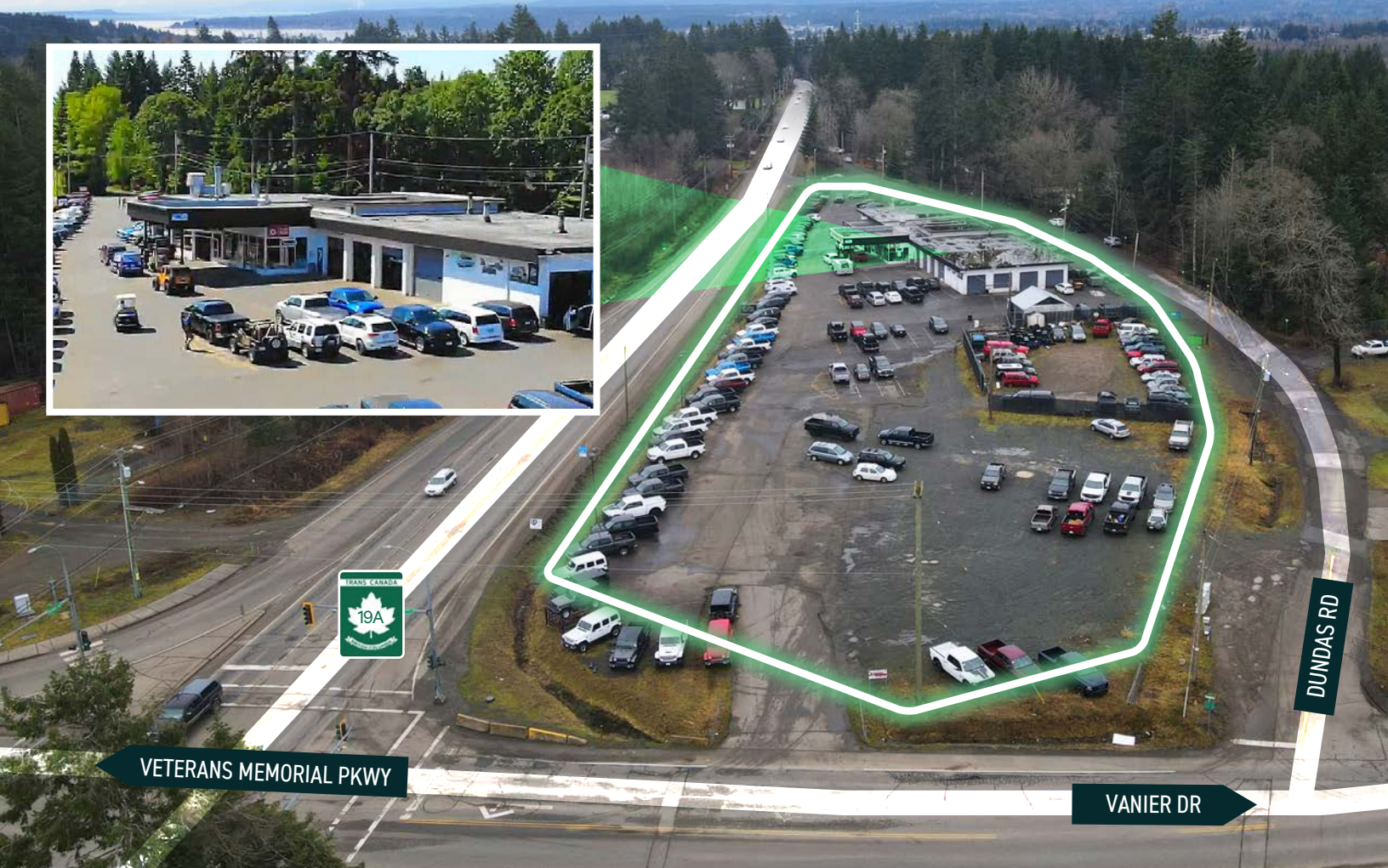


For Sale or Lease

4847 Island Highway N | Courtenay, BC



2.71 Acre Owner-Occupier and Development Opportunity

- + 14,110 SF Building on 2.71 Acres of Land
- + 16 Grade Level Bay Doors
- + Accommodating C-2 Zoning Allows for a Multitude of Uses Such As: *Warehousing, Unenclosed Storage, Assembly, Building Supplies, Mixed-Use, Retail, Grocery, Hotel, Auto Service, Veterinary*
- + Excellent Signage Opportunity facing Island Hwy N (19A)
- + Convenient Vehicular Access to Hwy 19A
- + Significant Development Potential in Rapidly Growing Community
- + Vacant Possession - Ideal for Owner/Occupier

The Opportunity

The CBRE Investment Properties Group is pleased to present the opportunity to purchase or lease 2.71 Acres of land with a 14,110 SF building on Island Highway North in Courtenay BC that is currently being utilized as an auto dealership. With accommodating commercial zoning, 16 grade level loading bay doors and convenient vehicular access to HWY 19A, the property offers an owner/occupier opportunity as well as significant development potential.

The Details

Civic Address	4847 Island Highway N, Courtenay, BC
Legal Address	Lot A Plan VIP24116 Section 18 Land District 15 & SEC 45 PID: 000-888-249
Lot Size	2.71 Acres / 118,048 SF
Gross Building Area	14,110 SF
Year Built	1972
Construction	Concrete Block
Roofing	Tar & Gravel
Heating	Gas Overhead Heat / Oil Forced Air
Electrical Service	2 x 400 Amp 3 Phase
Loading Bays	16 Bay Doors
Property Taxes	\$37,420 (2021)

PRICE **\$4,500,000**

LEASE RATE **\$16 PSF + NNN**

Zoning

Zoning: C-2 Commercial Two Zone

Density: FSR: 0.6:1

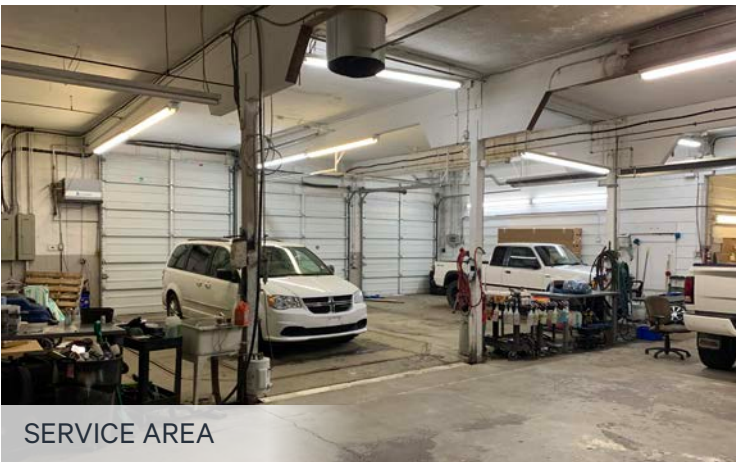
Max Lot Coverage: 50%

Uses Permitted, But Not Limited To:

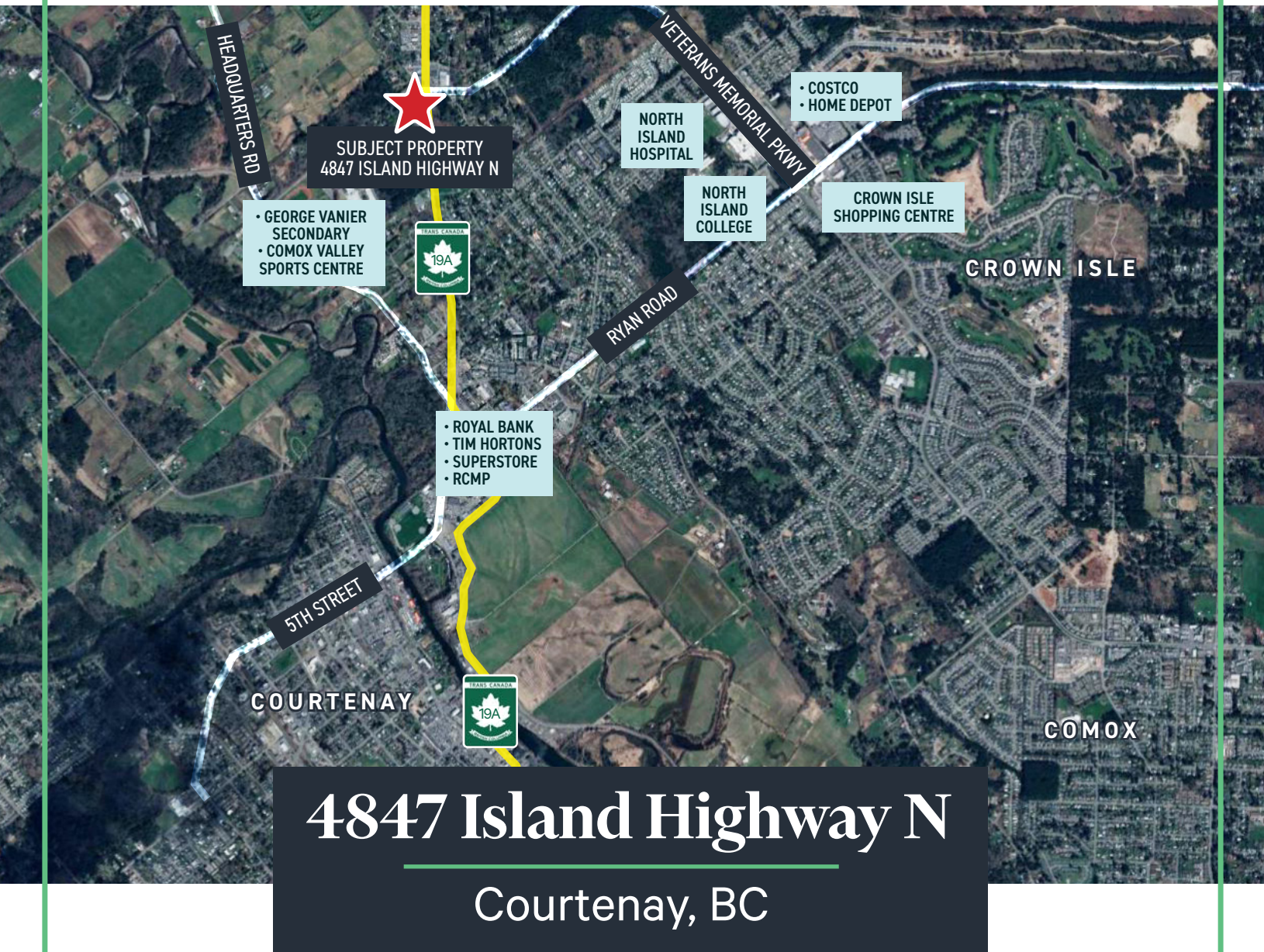
- ✓ Building Supply Store
- ✓ Licensed Premises
- ✓ Enclosed Storage Building Including Warehouse and Storage Yard
- ✓ Fitness Facility
- ✓ Grocery Store
- ✓ Hotel/Motel
- ✓ Indoor Entertainment Facility
- ✓ Combined Commercial-Residential Use
- ✓ General Service
- ✓ Medical/Veterinary Clinic



OVERHEAD FACING SOUTH TOWARDS COURTENAY



LOCATION: The Subject Property is located on Island Highway North approximately 3km North of Downtown Courtenay. To the West is George Vanier Secondary School, and to the East is the North Island Hospital and North Island College with all shopping and amenities within close proximity. Courtenay/Comox is a mid-island region undergoing densification and revitalization, offering opportunity for commercial real estate investors.



Contact Us

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INVESTMENT PROPERTIES GROUP
V I C T O R I A

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