



For Lease

250 Old Island Hwy | Courtenay, BC

CBRE

www.cbrevictoria.com

9,471 SF Industrial Building & Up to 3.68 Acres of Land



Up to 3.68 Acres
Significant Land Size



9,471 SF
Industrial Building w/
Loading Bays



1 Min Drive
To Downtown Courtenay



C-2 Zoning
Allows A Wide Variety Of Uses



Accessible
Excellent Access & Street Visibility

The Opportunity

CBRE Victoria is pleased to present the opportunity to lease a 9,471 Sq. Ft. building on 2 Acres of land and an additional 1.68 Acres of fenced yard that can be leased together or separately. Centrally located minutes from Downtown Courtenay, the accommodating C-2 Zoning, 8 loading bays, private offices and large open workspace provide the capability for a multitude of commercial uses. The subject property offers excellent vehicular access, high profile street visibility and a host of complimentary amenities within walking distance.

Details

- Address:** 250 Old Island Hwy, Courtenay BC
- Area 1:**

Lease Rate: \$22.⁰⁰ PSF Base Rent
+ \$6.⁶⁰ PSF Additional Rent
 - 2 Acres of Paved Land
 - 9,471 SF Building
 - 8 Loading Bays
 - Access via Island Hwy N
- Area 2:**

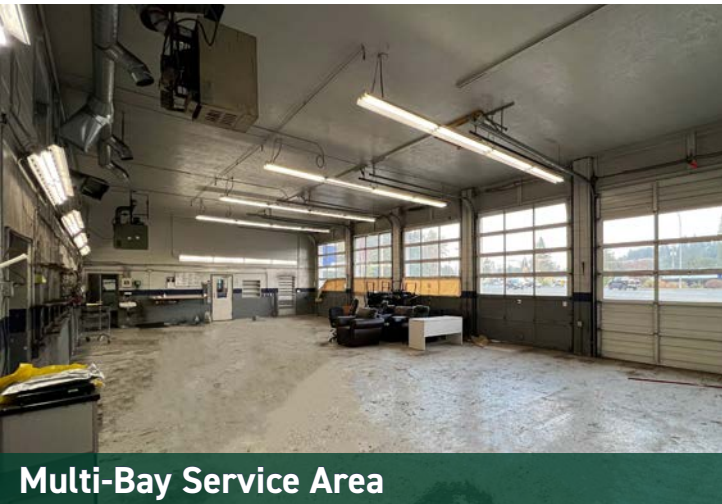
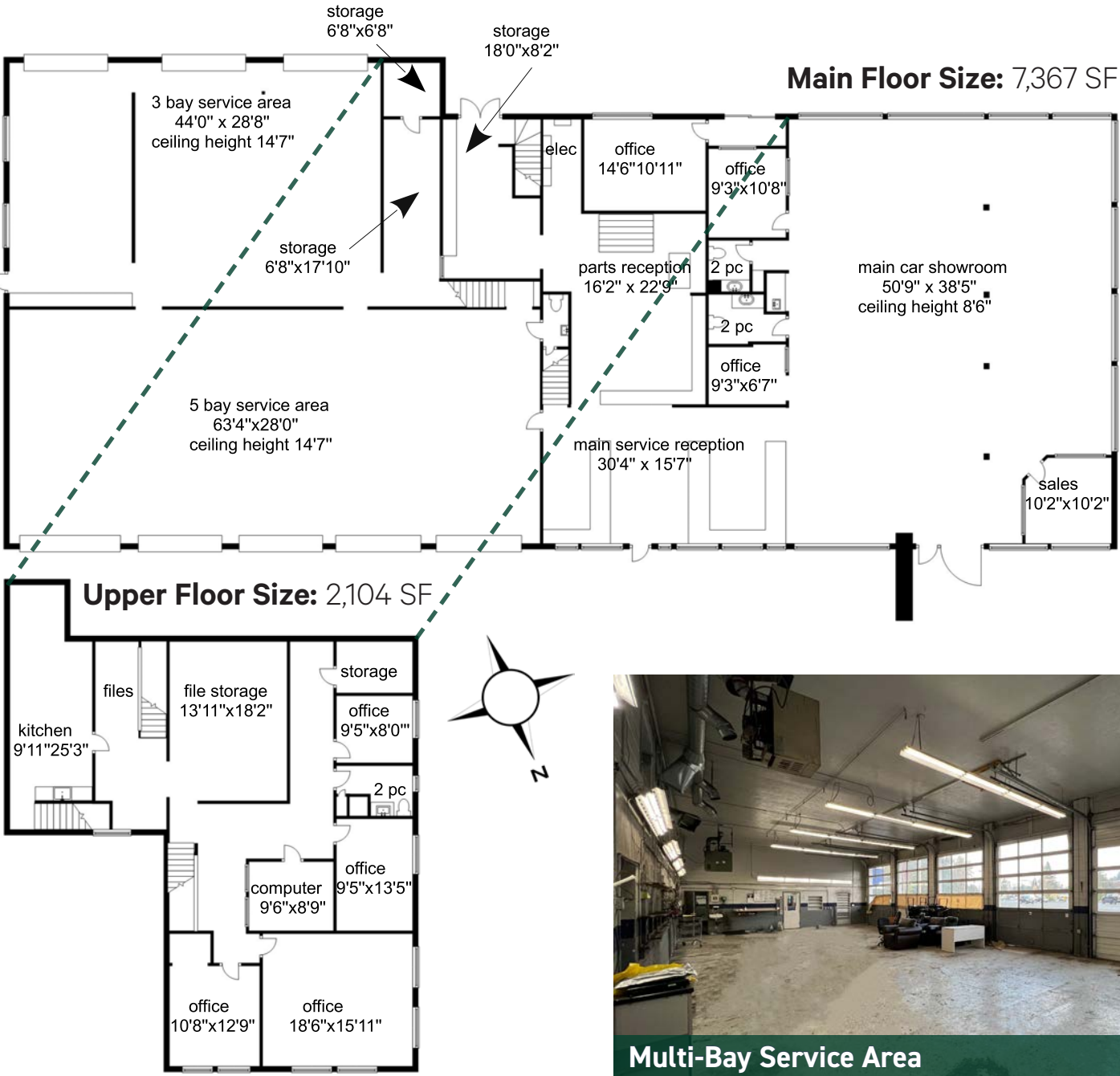
Lease Rate: \$2.⁵⁰ PSF Gross Rent
 - Up to 1.68 Acres of Fenced Yard
 - Gravel Surface
 - Can be Demised to Suit
 - Access via Rye Road
- Available:** Immediately



Areas 1 & 2 can be leased together for a total of 3.68 Acres **↔ Access Point**

The Building

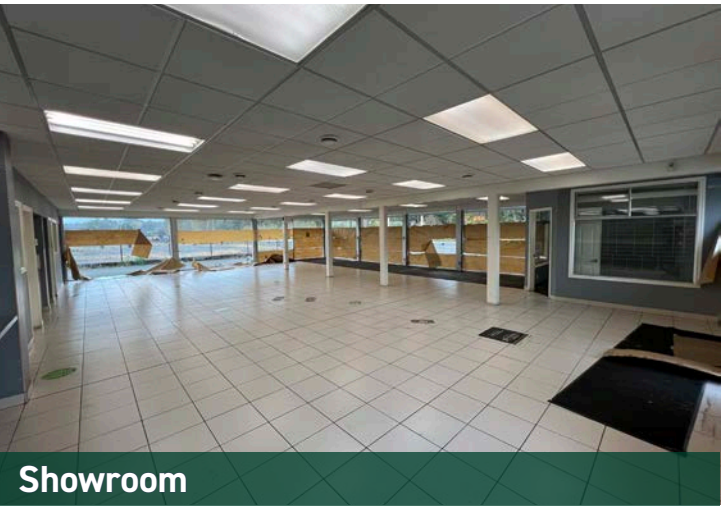
Total Floor Area: 9,471 SF



Zoning

Commercial Two Zone (C-2)
Uses Permitted, but not limited to:

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





Comox Harbour

Downtown Courtenay

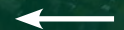
- A&W
- Quiznos
- Dominos
- Fountain Tire
- Value Village
- Shell

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

Comox Valley Dodge
(Coming Soon)

- Superstore
- Telus
- TD Bank
- Ricky's All Day Grill
- Noodlebox
- Woofy's Pet Foods
- Tim Hortons
- Royal Bank
- Canada Post
- Chances Casino

Comox



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