



↑ Crown Isle Golf Club

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



Comox Valley Dodge (Coming Soon)

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

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

Downtown Courtenay (1 min drive) →

Subject Property



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

1

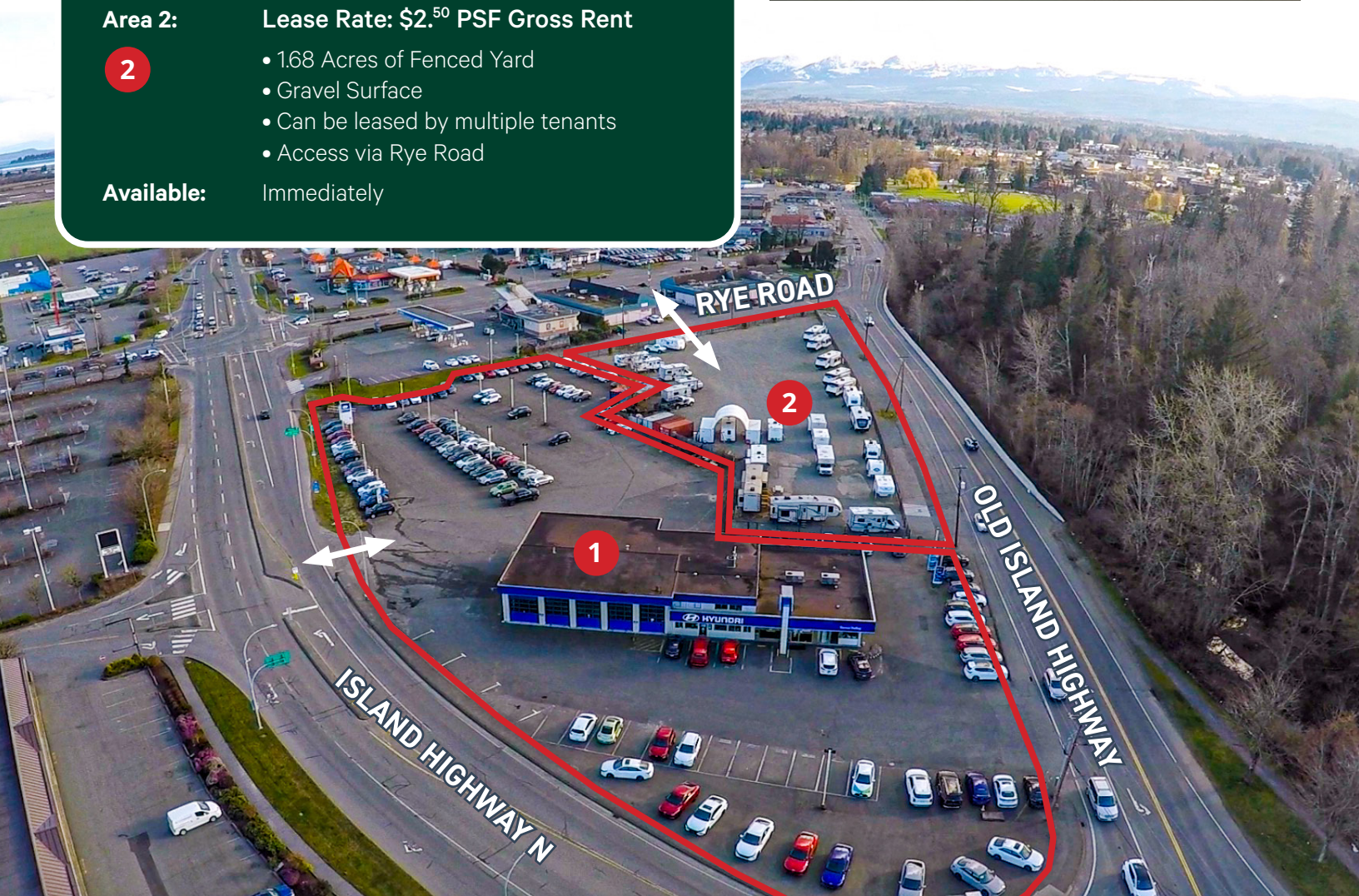
- 2 Acres of Paved Land
- 9,471 SF Building
- 8 Loading Bays
- Access via Island Hwy N

Area 2: **Lease Rate: \$2.⁵⁰ PSF Gross Rent**

2

- 1.68 Acres of Fenced Yard
- Gravel Surface
- Can be leased by multiple tenants
- Access via Rye Road

Available: Immediately

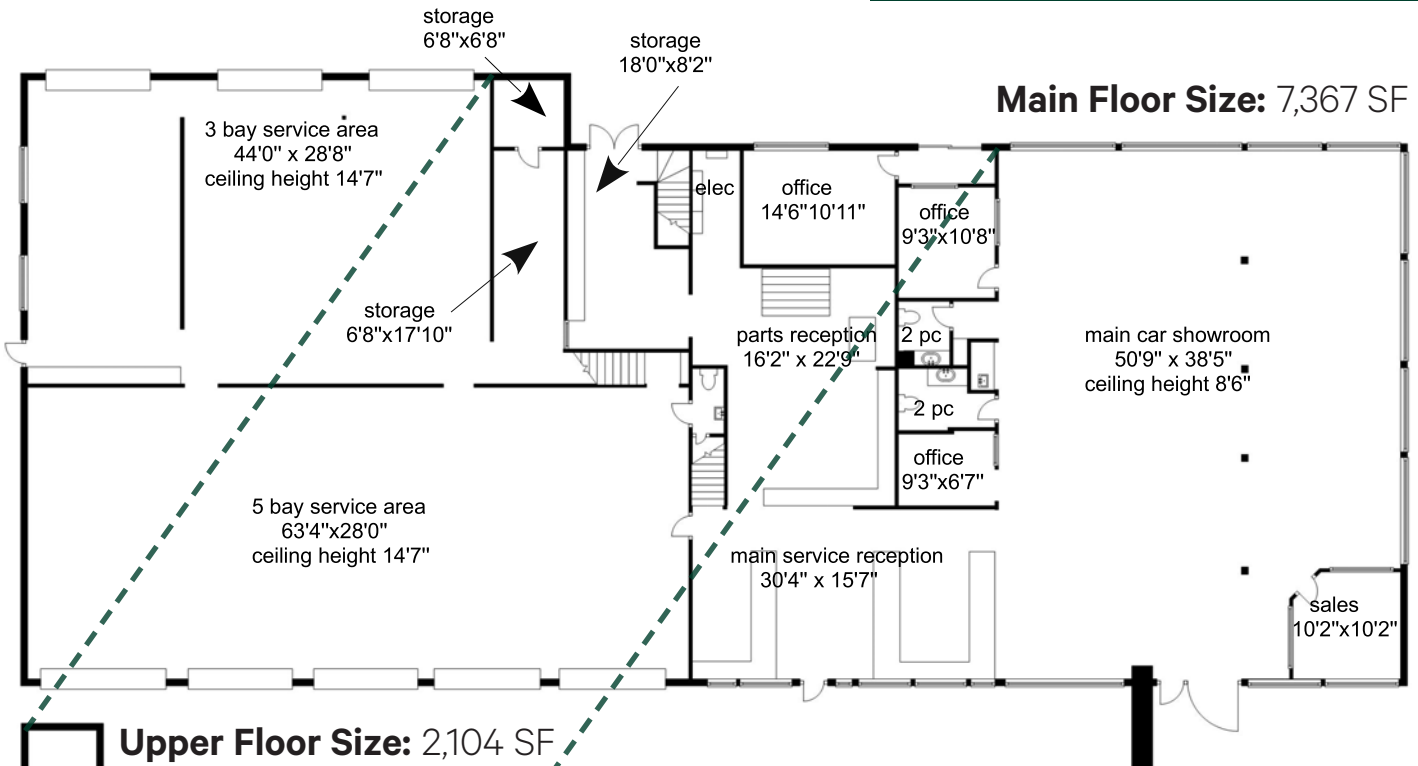


Areas 1 & 2 can be leased together for a total of 3.68 Acres

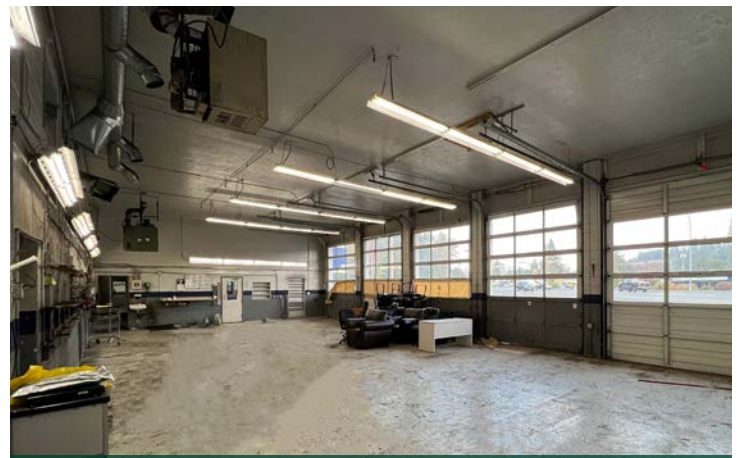
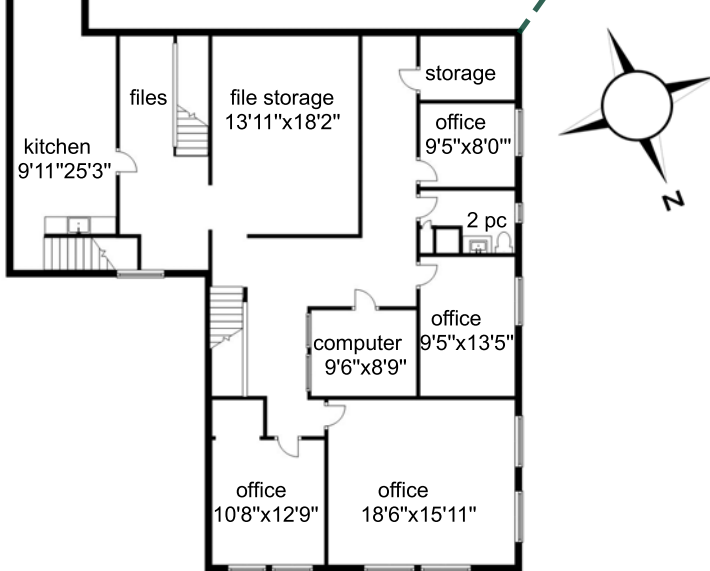
↔ Access Point

The Building

Total Floor Area: 9,471 SF



Upper Floor Size: 2,104 SF



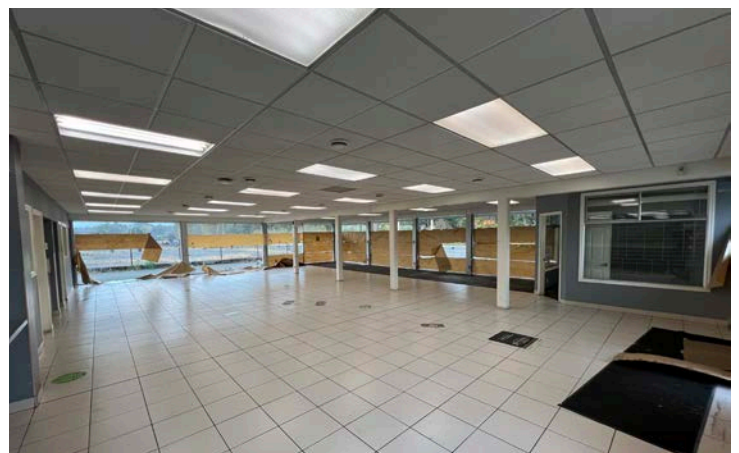
Multi-Bay Service Area

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



Showroom



Comox Harbour

Downtown Courtenay

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

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



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Comox
←

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