

PRICE REDUCED!

4847  
N. Island Hwy

COURTENAY, BC

FOR SALE

# 2.71 Acre Owner-Occupier & Development Opportunity

OVER 800 FT OF HIGHWAY 19A FRONTAGE

CBRE





# The Offering

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 at 4847 North Island Highway in Courtenay, BC that was most recently 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.

- ✓ **14,110 SF Building on 2.71 Acres of Land**
- ✓ **Over 800 Lineal Feet of Highway 19A Frontage**
- ✓ **16 Grade Level Bay Doors**
- ✓ **Accommodating C-2 Zoning Allows for a Multitude of Uses**
- ✓ **Excellent Signage Opportunity facing Hwy 19A**
- ✓ **Convenient Vehicular Access to Hwy 19A**
- ✓ **Recently Completed Environmental Report Available in Data Room**
- ✓ **Significant Development Potential in Rapidly Growing Community**
- ✓ **Vacant Possession - Ideal for Owner/Occupier**

### Details

Legal Description

PID

Land Size

Gross Building Area

Construction

Roof

Heating

Electrical Service

Year Built

Loading Bays

Property Taxes

### 4847 North Island Highway | Courtenay, BC

Lot A Plan VIP24116 Section 18 Land District 15 & SEC 45

000-888-249

2.71 Acres / 118,048 SF

14,110 SF

Concrete Block

Tar & Gravel

Gas Overhead Heat / Oil Forced Air

2 x 400 Amp 3-Phase

1972

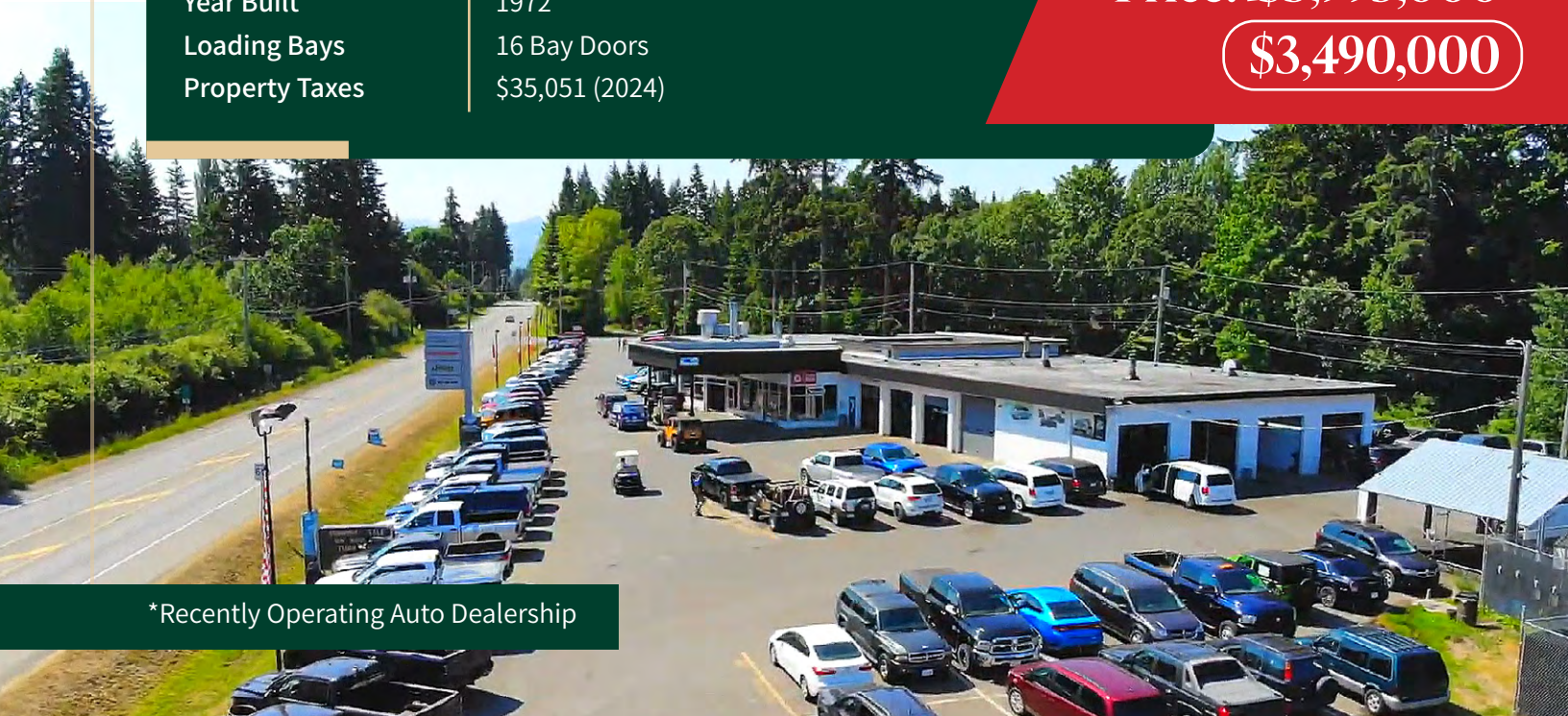
16 Bay Doors

\$35,051 (2024)

Price: ~~\$3,995,000~~

**\$3,490,000**

\*Recently Operating Auto Dealership





## C2 Commercial Two Zone

Permitted uses include, but are not limited to:

- ✓ Building Supply Store
- ✓ Assembly Hall
- ✓ Enclosed Storage Building Including Warehouse and Storage Yard
- ✓ Outdoor Sales
- ✓ Retail & Wholesale Stores
- ✓ Fitness Facility
- ✓ Grocery Store
- ✓ Hotel/Motel
- ✓ Indoor Entertainment Facility
- ✓ Combined Commercial-Residential Use
- ✓ General Service
- ✓ Medical/Veterinary Clinic







## 2.71 Acre Owner-Occupier & Development Opportunity

Price: ~~\$3,995,000~~ **\$3,490,000**

### EXCLUSIVE ADVISORS:

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