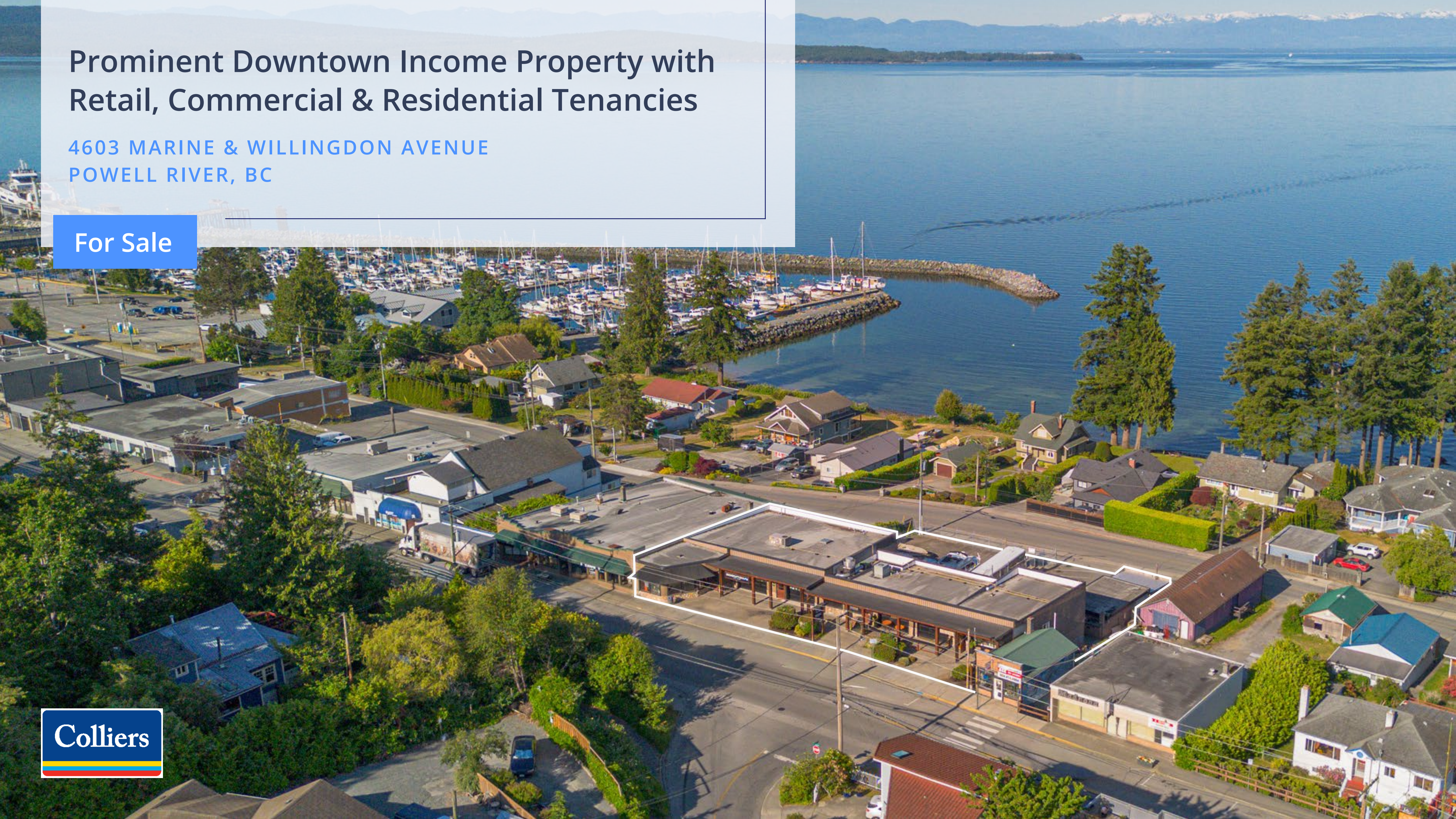


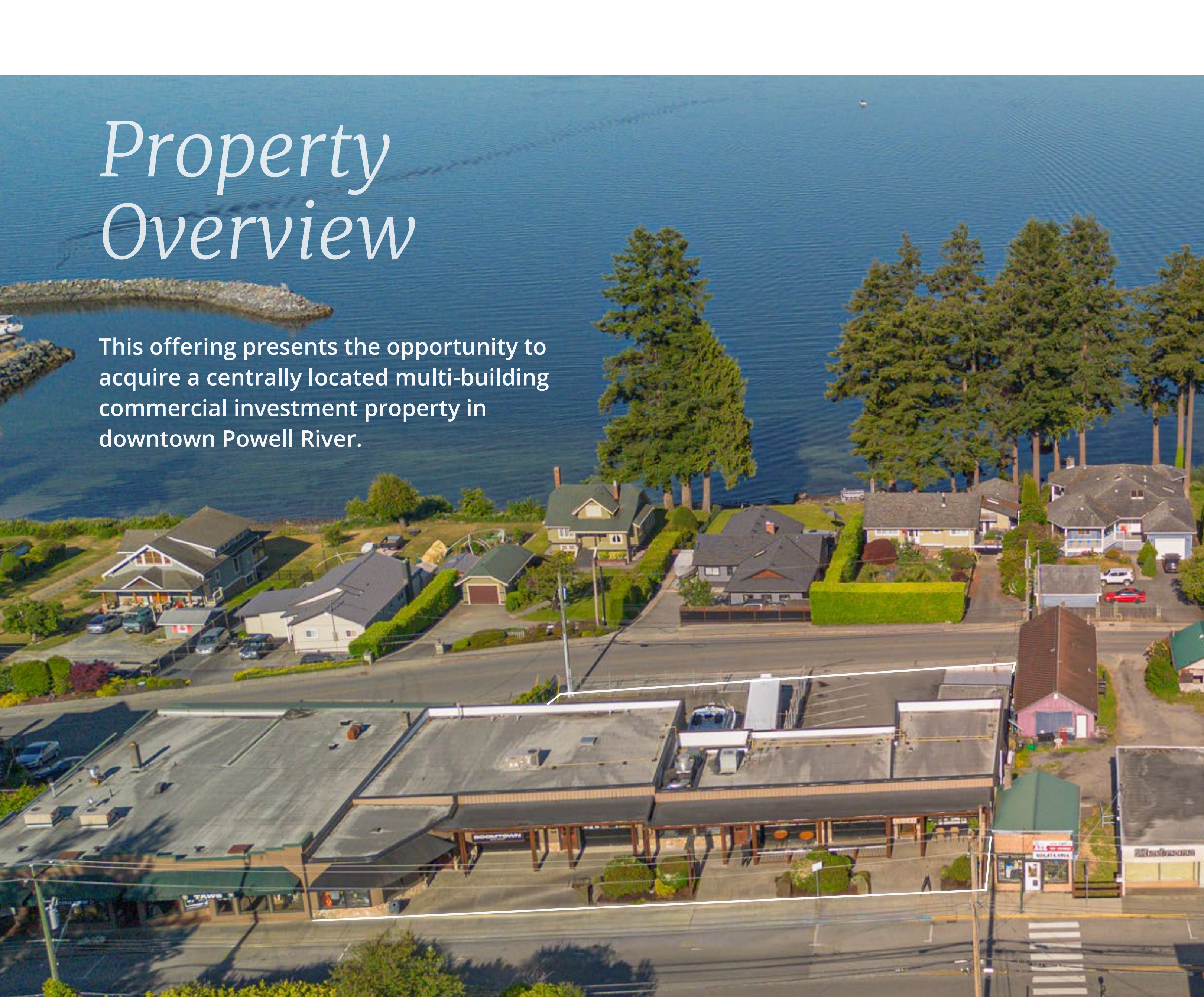
Prominent Downtown Income Property with Retail, Commercial & Residential Tenancies

4603 MARINE & WILLINGDON AVENUE
POWELL RIVER, BC

For Sale

Colliers





Property Overview

This offering presents the opportunity to acquire a centrally located multi-building commercial investment property in downtown Powell River.

The property benefits from approximately 133 feet of frontage along Marine Avenue, excellent visibility, onsite parking, and dual access from both Marine Avenue and Willingdon Avenue, all within close proximity to the waterfront, downtown amenities, services, and surrounding businesses.

The property is improved with a multi-tenant commercial and residential building containing approximately 8,708 square feet of rentable commercial area and approximately 3,155 square feet of basement residential rental area. The residential component consists of one studio suite, one one-bedroom suite, one two-bedroom suite, and additional storage space.

The commercial component is occupied by an established and diversified tenant mix including a full-service bike shop, restaurant and tap house, hair salon, marine services business, and custom embroidery and promotional products company. The tenancy provides stable in-place income with long-term lease agreements in place across the majority of the commercial area.

Additional improvements include an approximately 540 square foot detached warehouse building with covered storage located at the rear of the property. The offering also includes a separate approximately 5,401 square foot yard parcel fronting Willingdon Avenue, currently leased to a tenant, further enhancing the property's utility, flexibility, and overall income profile.

The combined site area totals approximately 22,650 square feet, providing substantial frontage, access, parking, yard area, and future flexibility within Powell River's downtown commercial core.

Marine Avenue

SALIENT FACTS

Municipal Address	4600, 4604, 1 – 4603, and 5 – 4603 Marine Avenue
Legal Description & PIDs	LOT B, EXCEPT PART IN REFERENCE PLAN 11681, DISTRICT LOT 5167 PLAN 10642; 009-324-674 LOT A (REFERENCE PLAN 2642) OF LOT 2 BLOCK 12 DISTRICT LOT 5307 PLAN 6291; 010-922-954
Zoning	Mixed-Use Commercial/Residential (MX)
Lot Size	0.396-acres or 17,249 SF <i>per BC assessment</i>
Access	Marine Avenue and Willingdon Avenue
Year Constructed	1950 <i>per BC Assessment</i>

TENANT MIX

Unit	Size	Tenant
1	± 2,541 SF	<i>Inspire Incentives</i>
2 & 3	± 2,250 SF	 <i>Taws Bike Garage</i>
4	± 2,000 SF	 <i>Monks on Marine</i>
5	± 984 SF	 <i>Lavish Hair Salon</i>
6	± 933 SF	<i>Melvin Kempe</i>
10	± 540 SF	 <i>Pacific Spirit Marine</i>





Marine Avenue

CONSTRUCTION TYPE & BUILDING DESCRIPTION

Foundations Poured concrete footings and perimeter bearing walls, assumed reinforced.

Floor Structure The main floor is constructed with a poured concrete topcoat over an assumed wood joist system. The basement level consists of a reinforced poured concrete slab over compacted structural fill on grade.

Floor Coverings A mix of newer laminate, hardwood and wood flooring, polished concrete, and ceramic tile is utilized throughout the commercial component. The residential suites are primarily improved with laminate flooring.

Ceilings A combination of open rafter ceilings, acoustic ceiling panels, and painted gypsum board finishes.

Heating Combination electric baseboard heating and forced-air natural gas systems.

Electrical The property is serviced by a 600-amp main electrical service, together with individual 100-amp disconnects for each unit.

Interior Construction The building is demised into four (4) street-front commercial retail units (“CRUs”), together with three (3) basement-level residential suites and additional lease storage areas at the rear of the property – totalling 3,155 square feet approximately. The CRUs feature efficient and functional layouts generally consisting of open retail areas, rear office or storage components, and private washroom facilities

Plumbing The commercial units are serviced by multiple two-piece washrooms, including facilities within the bike shop, Inspire Incentive, and Lavish Hair Salon. The restaurant premises include two (2) customer washrooms, together with additional plumbing infrastructure to accommodate a mop sink and commercial-grade dishwasher. Each residential suite is improved with a kitchen containing a double stainless-steel sink and dishwasher, as well as a full four-piece bathroom including toilet, sink, bathtub, and shower.

Source: Cunningham & Rivard

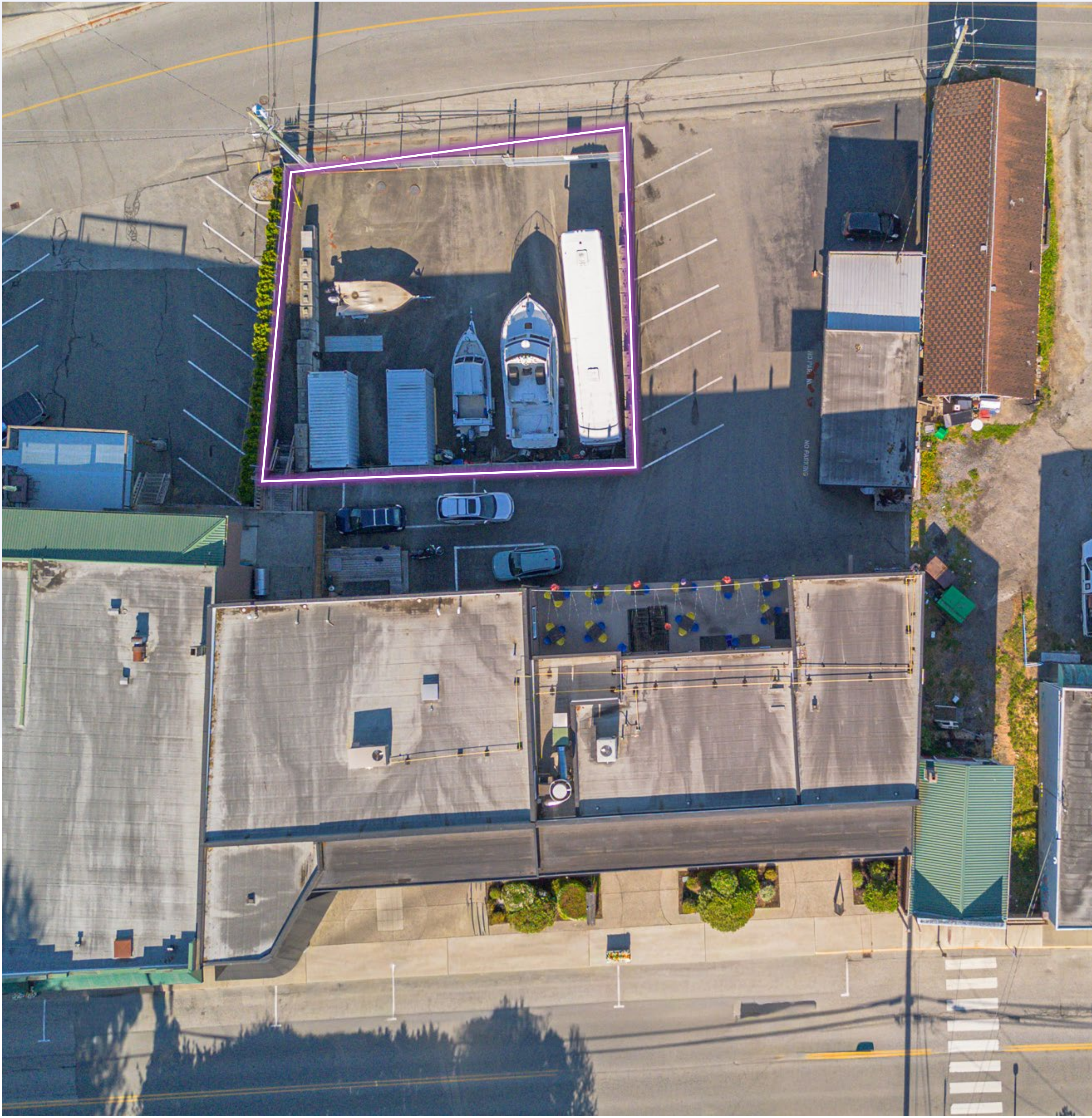
Willingdon Avenue

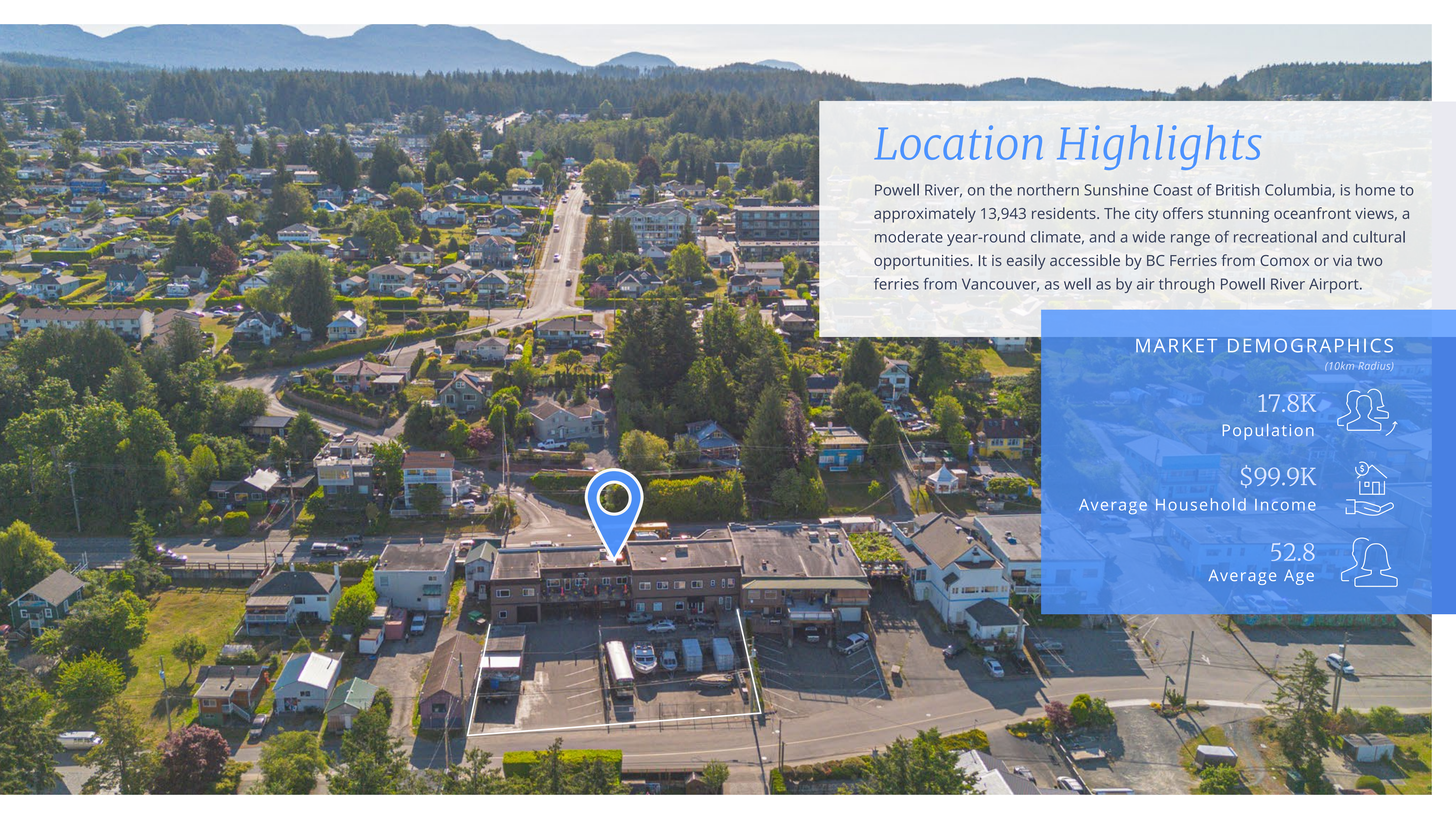
SALIENT FACTS

Municipal Address	Not cited on city website
Legal Description & PIDs	LOT 2, EXCEPT PORTIONS IN REFERENCE PLANS 2642 AND 11681, BLOCK 12 DISTRICT LOT 5307 PLAN 6291; 010-923-063
Zoning	Mixed-Use Commercial/Residential (MX)
Lot Size	0.124-acres or 5,401 SF <i>per BC assessment</i>
Access	Willingdon Avenue

TENANT MIX

Address	Size	Tenant
Willingdon Avenue	± 5,401 SF	 Pacific Spirit Marine





Location Highlights

Powell River, on the northern Sunshine Coast of British Columbia, is home to approximately 13,943 residents. The city offers stunning oceanfront views, a moderate year-round climate, and a wide range of recreational and cultural opportunities. It is easily accessible by BC Ferries from Comox or via two ferries from Vancouver, as well as by air through Powell River Airport.

MARKET DEMOGRAPHICS

(10km Radius)

17.8K
Population



\$99.9K
Average Household Income



52.8
Average Age



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PURCHASE PRICE
\$3,990,000

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