

New Price
Potential 8.3% Return



For Sale by Court Order

3-Storey Mixed-use Building in Downtown Powell River

4555 Marine Avenue, Powell River, BC

Opportunity to purchase a 3-storey mixed-use commercial and rental suites building with ocean views on a 0.24 acre lot on Marine Avenue, the main thoroughfare in Powell River.

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Salient Facts

Civic Address: 4555 Marine Avenue, Powell River

Site Size: 0.244 Acres

Building Size: 10,629 SF

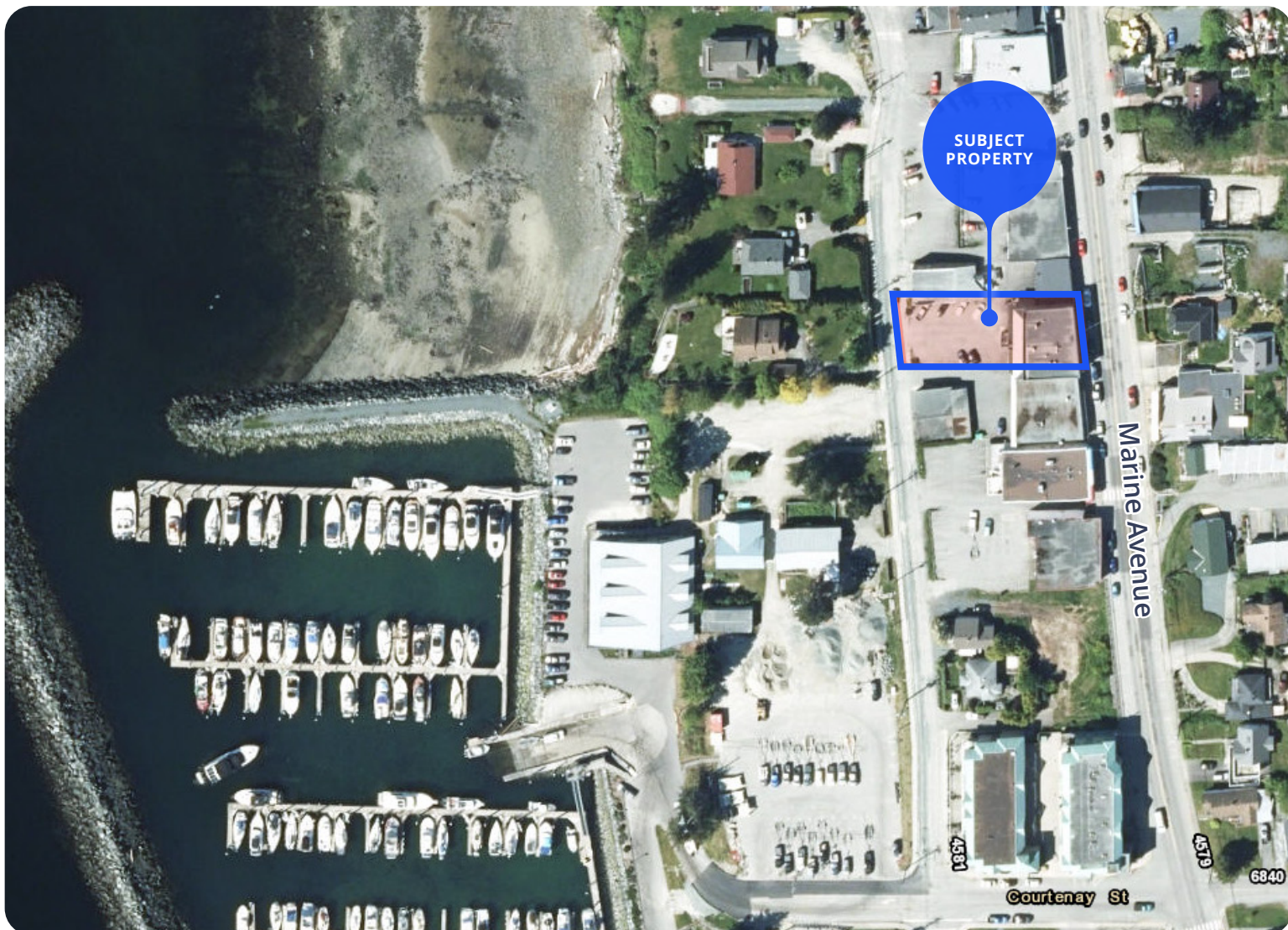
Legal Description: 010-724-028
LOT 3 BLOCK 9 DISTRICT LOT 5307 PLAN 7075

Zoning: MX Mixed Use

Location: Property is located mid-block on Marine Avenue, with ocean views from the rear of the site.

NOI: +/- \$266,726* (*estimated)

Asking Price: **\$3,200,000**
All offers subject to court approval





Building Details

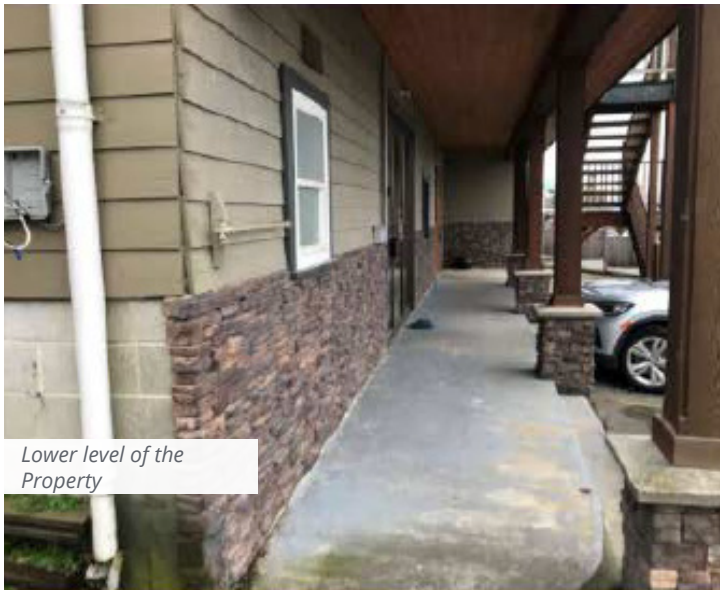
Leaseable Area:	Lower Level - 3,634 SF
	Main Level - 3,654 SF
	Upper Level - 3,561 SF
	Total: 10,849 SF

Commercial Tenants	Lavish Hair Studio - 1,800 SF
	Sublime Fashion - 1,000 SF
	Somerset House Day Spa - 3,000 SF

Rental Suites	4 - 1 bedroom units
	3 - Studio units*
	7 Total

Parking	17 stalls at rear of property
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**No kitchens in Studio units*



Lower level of the Property



View from the Rear of the Property



Rear of the Property



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