

4847
N. Island Hwy

COURTENAY, BC

CBRE

FOR SALE

2.71 Acre Owner-Occupier & Development Opportunity

OVER 800 FT OF HIGHWAY 19A FRONTAGE



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

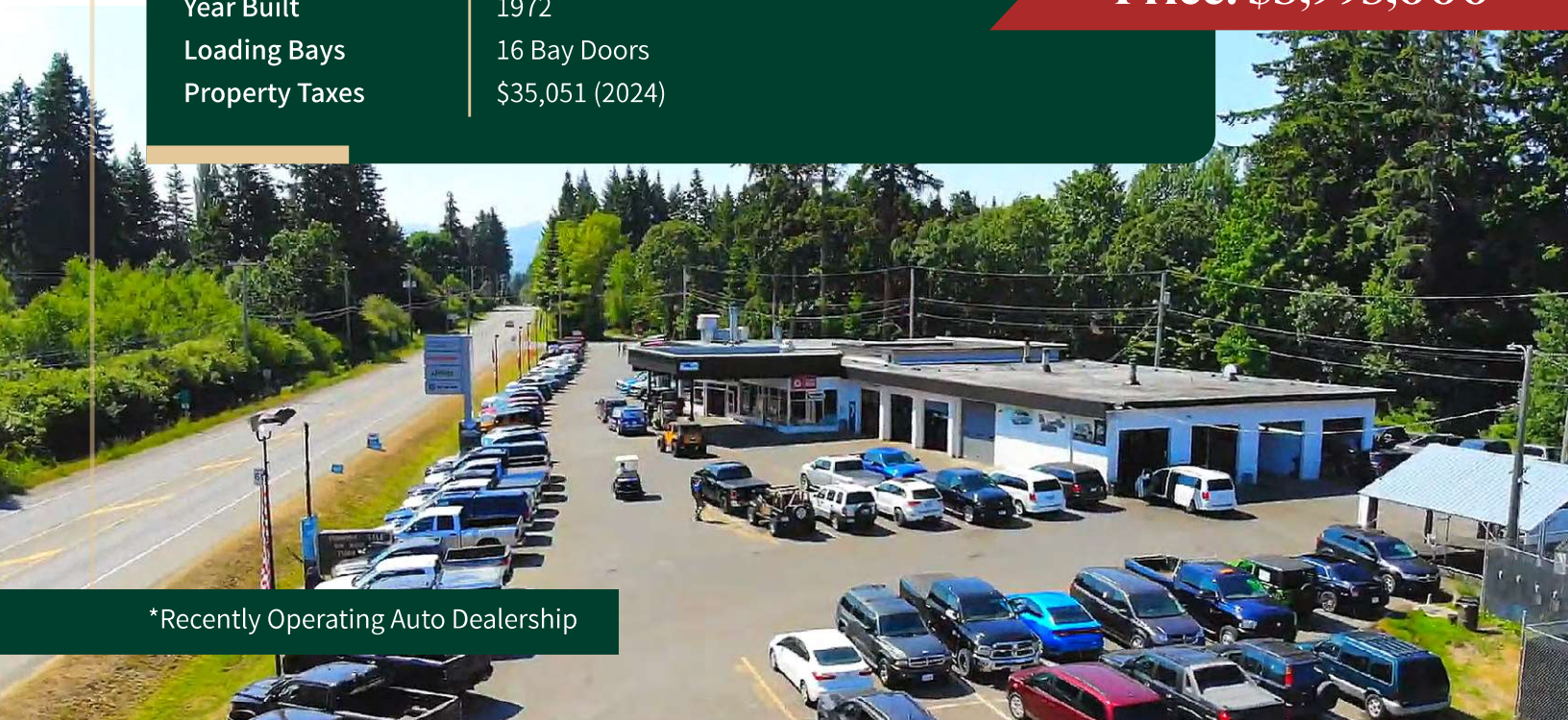
1972

16 Bay Doors

\$35,051 (2024)

Price: \$3,995,000

*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
- ✓ Car Wash Establishment
- ✓ 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

EXCLUSIVE ADVISORS:

Chris Rust

Personal Real Estate Corporation
Senior Vice President
Investment Properties Group Victoria
250 386 0005
chris.rust@cbre.com

Ross Marshall

Personal Real Estate Corporation
Senior Vice President
Investment Properties Group Victoria
250 386 0004
ross.marshall@cbre.com

Price: \$3,995,000

CBRE

www.cbre.ca

www.cbrevictoria.com

CBRE Limited | 110-800 Yates Street, Victoria, BC V8W 1L8 | 250 386 0000

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, EnviroNics Analytics, Microsoft Bing, Google Earth.