

**310 & 320 Hunt Road, Courtenay, BC**

**The Opportunity**

This development opportunity comprises two titles of 0.5 acres each on a corner lot with high visibility on Ryan Road.

This high traffic shopping area includes neighbours such as Superstore, Tim Hortons, Royal Bank, and Coastal Community Credit Union, all within a 5 minute walk. The Comox Valley Hospital and surrounding destinations are 2.0 km away and within a 3 minute drive.

The established residential neighbourhood is a mix of multi-family apartments and condos, newer townhomes and single family residences, with public transit nearby.

Some adjacent properties may also be available for sale to combine for larger land assembly.

**For More Information:**



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## Property Highlights

**Legal Description:** Lot 1, Section 14, Land District 15 Plan VIP60575  
Lot 2, Section 14 Land District 15 Plan VIP60575 Except Plan VIP83448

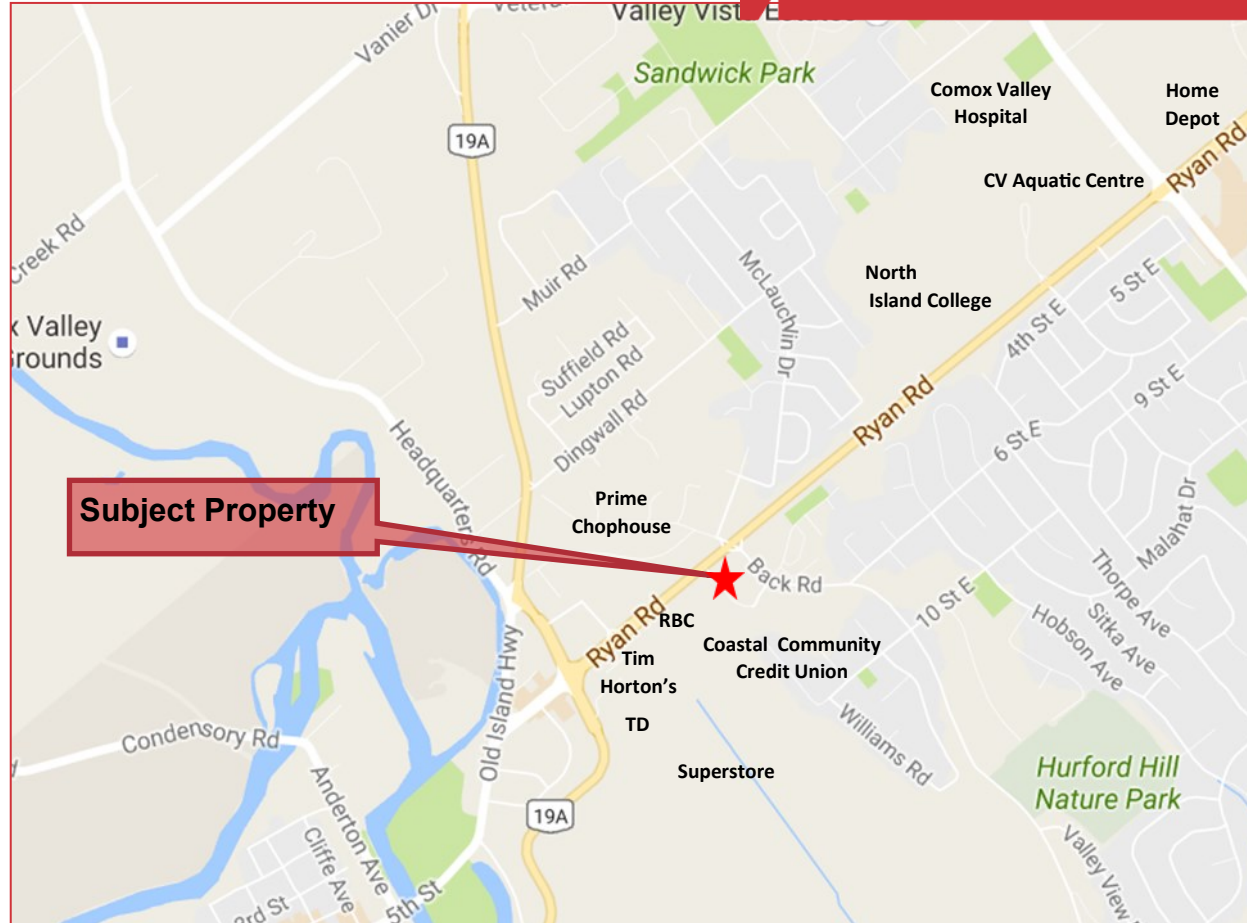
**Parcel Identifier:** 023-018-216 & 023-018-224

**Taxes (2018):** 310 Hunt Road: \$ 7,058.51  
320 Hunt Road: \$ 6,808.10  
**Total: \$13,866.61**

## Zoning:

Zoned LUC—Land Use Contract which permits the following uses:

- Professional and business offices
- Schools
- Medical and dental offices
- Real estate offices
- Public Administration offices
- Studios: artist, radio, recording, television



## Comox Valley, BC

The Comox Valley is comprised of 3 municipalities and the Regional District. This attractive retirement, lifestyle and outdoor pursuits destination draws many tourists and residents and it is an easy 3 hour drive from Victoria, or a short flight to Vancouver. Mount Washington Ski Resort is only 30 minutes from downtown Courtenay.

The Comox Valley has a population of over 65,000 residents and has been one of the fastest growing areas in Canada over the past 15 years.

**For Sale: \$949,000.00**  
(Nine Hundred and Forty-Nine Thousand Dollars)