

## The Opportunity

- Ideal corner location at Noel and Guthrie Road with excellent access and signage opportunities
- 791 sq ft Commercial zoned strata unit
- Excellent visibility from Guthrie Road, one of the main traffic arteries connecting the Comox Valley, while also being ideally located in a Comox neighbourhood
- Perfect space for professional office or clinic
- Wheelchair accessible
- Ample parking
- Great signage opportunities

Join other professionals in this newer strata building.

## For More Information:



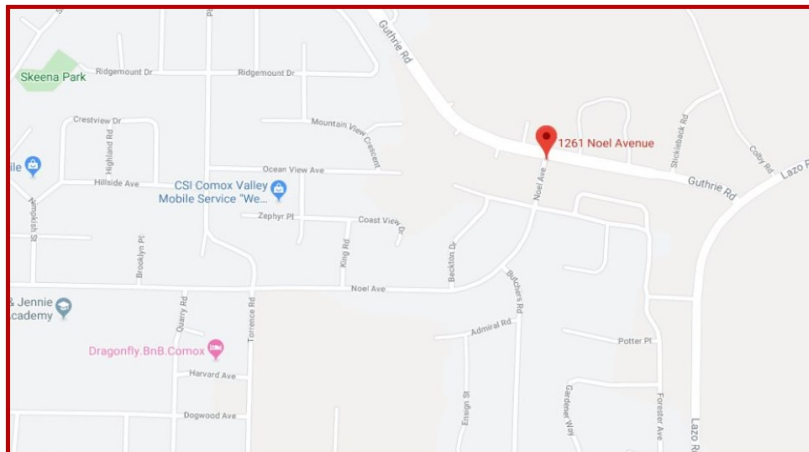
**Sue McKitrick** BA (Hons) MBA

Associate Broker, Comox Valley

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smckitrick@naicommercial.ca

**Please contact listing realtor for further details.**



### Zoning - CD10 (Comprehensive Development)

This unit is zoned CD-10 and is within Area C which permits a number of commercial uses such as clinic, financial institution, personal services, offices, and denturist labs. Strata by-laws limit some permitted uses under the zoning, such as retail and restaurant uses. Please enquire with listing realtor for details.

### Comox Valley, BC

The Comox Valley is a region on the east coast of Vancouver Island, British Columbia, Canada. It is a vibrant and growing area with a population of over 65,000 residents. This attractive retirement, lifestyle and outdoor pursuits destination draws many tourists and residents.

The Comox Valley is an easy 3 hour drive from Victoria, a short flight to Vancouver via Nanaimo's Harbour Air or a ferry ride to Vancouver via Nanaimo. WestJet offers daily direct flights between Comox, Calgary and Edmonton with excellent connections throughout Canada and the United States.



### Property Details

**Legal Description:** Strata Lot 3, District Lot 156, Comox District, Strata Plan EPS1784, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot

**PID:** 029-432-545

**Taxes (2019):** \$1,918.98

**Offered for Sale**

**\$199,000.00**

**One Hundred and Ninety-Nine Thousand Dollars**

**Offered for Lease**

**\$17.50 per sq ft Net**