



Rare opportunity to purchase an 8,900 SF commercial building in a central location across from Comox Mall.

OFFERED AT:
\$2,450,000.00

For more information:

Sue McKitrick, BA (Hons) MBA

Associate Broker, Comox Valley

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For Sale

Commercial Building
1761 Comox Ave, Comox, BC



BUILDING SUMMARY

Ground Floor:

6,378 SF ground floor comprising 4 retail tenants in wheelchair accessible storefront premises.

Upper Floor:

2,540 SF second floor walk-up commercial space with beautiful harbour and mountain views. Finished space with a deck and a bright, open concept layout with many windows and additional improvements including washrooms, change rooms, reception, air conditioning and storage areas.

General

21 below grade parking stalls are available for tenants and visitors, with plenty of street parking in the neighbourhood. Public transportation is also directly across the street.

Great central location directly across from the Comox Mall in heart of beautiful downtown Comox, surrounded by shops, services, cafes and parks and only a two-minute walk to the marina.

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Zoning

Zoned C4.1 (Core Commercial) this zoning allows for a wide variety of commercial uses, including but not limited to: retail, restaurant, office, studio, clinic.

For more information on permitted uses please visit the Town of Comox website.

Legal Description and Parcel ID

1761 COMOX AVE Comox BC V9M 3M2

Legal: Lot 13 Plan VIP104 Section 56

Land District 15

PID: 000-082-627

Zone Description: Core Commercial

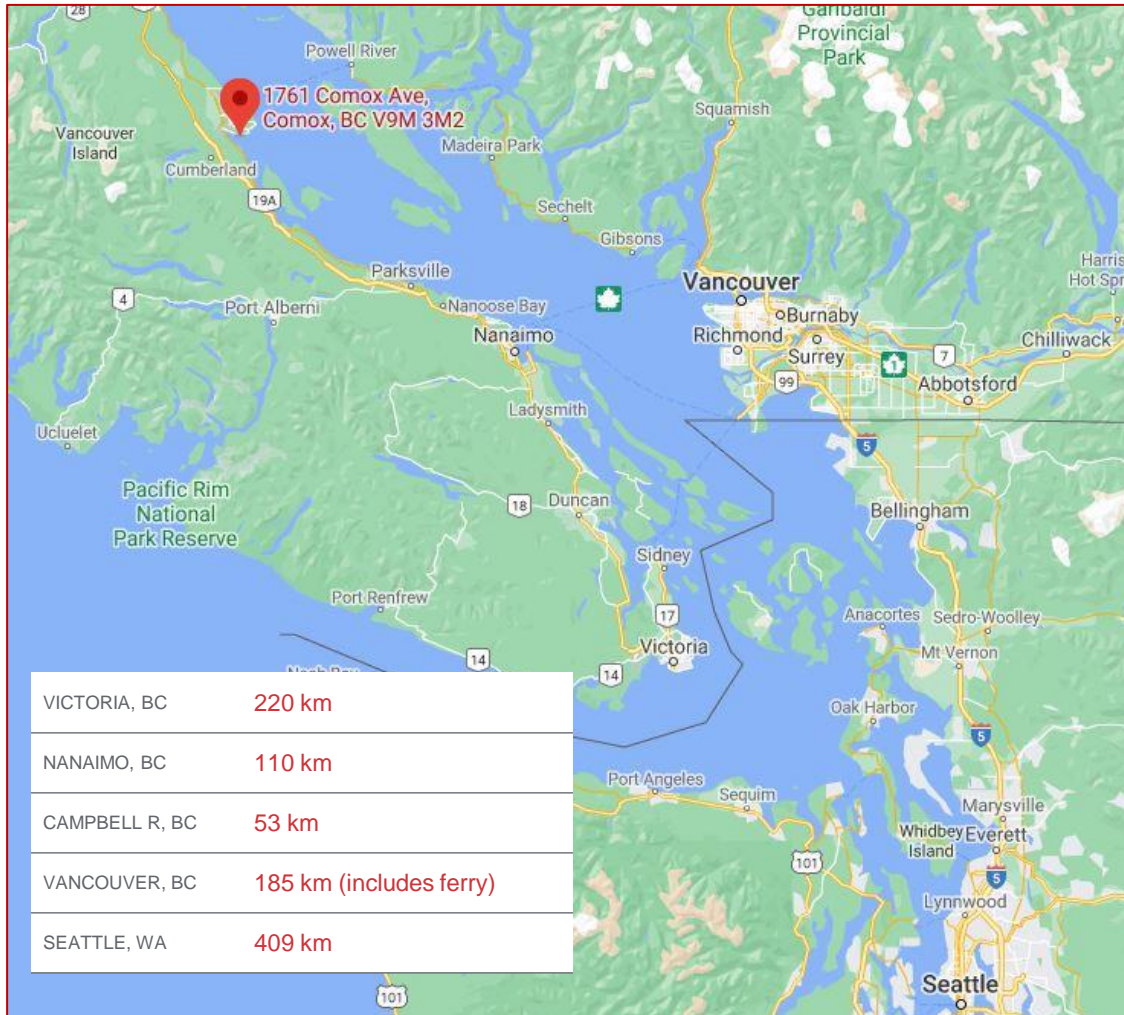
Zone Name: C4.1

Taxes (2020): \$35,678

Vancouver Island

Location Advantages

Comox Valley, BC



The Comox Valley (approximate population 68,000) is the urban and cultural hub of Central Vancouver Island.

The Comox Valley is an easy 3 hour drive from Victoria, a short flight to Vancouver via 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.

The Comox Valley is one of the fastest growing regions in the Province. With a diversified economic base driven by key sectors, coupled with new investment including the \$331M new regional hospital, new foreign direct investment at Mount Washington Alpine Resort, 19 Wing (CFB) Comox, significant investment in new residential and commercial development, the Comox Valley is poised to continue to be a strategic location for investors and the perfect place to live, work and do business.

About Us

Over 30 Years of Experience
Working for You

NAI Commercial

NAI Commercial Central Vancouver Island Ltd. is a full service commercial real estate brokerage providing personalized service in central Vancouver Island since 1993. Our team of dedicated professionals provides clients with market knowledge and insight for the region stretching from Duncan to Campbell River and west to Tofino.

We are a locally owned firm, a member of the Vancouver Island Real Estate Board, and have global reach through our association with NAI Global, the world's largest, most powerful network of local commercial real estate firms. NAI Commercial has an extensive team who combine their expertise to help our clients achieve their objectives. We are fortunate to work with a full range of clients, including individual investors, local business owners, developers, international corporations and governments at all levels.

Sue McKitrick

Sue has an extensive background in commercial sales and leasing, development management, commercial and land portfolio valuations, and business development strategies, both overseas and in Canada. She has a Master of Business Administration degree from York University and a Bachelor of Arts, Urban Development degree from the University of Western Ontario. Sue's significant volunteering includes work with Habitat for Humanity, Children's Wish Foundation, and United Way. She enjoys art and has created a cartoon series, as well as art for various charities and fundraisers.



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