

**FOR LEASE**  
Base Rent  
\$18.00 per Sq. Ft.\*



**#105 – 1742 Cliffe Avenue**  
Courtenay, BC

## Opportunity

- Riverside Professional Centre is located at the high - profile intersection of Cliffe Avenue and 17th Street, offering convenience and visibility to both local traffic and those travelling through town on Island Highway 19A.

\*Plus Additional Rent estimated at \$10.38 per Sq. Ft. (2024)

**John Hankins**  
c. 250 713 9830 o. 250 753 5757 ex.432  
[jhankins@naicommercial.ca](mailto:jhankins@naicommercial.ca)

**NAI Commercial CVI**  
2-1551 Estevan Road  
Nanaimo, BC  
+1 250 753 5757  
[naivanisle.ca](http://naivanisle.ca)

## #105 – 1742 Cliffe Avenue

Courtenay, BC

### Details

- This renovated, well-maintained centre provides a high quality, professional aesthetics.
- This 696 Sq. Ft. unit faces onto Cliffe Ave and along with the opportunity for pylon signage at the busy intersection, the unit has excellent exposure.
- There is plenty of parking, the riverside recreational trail is steps away, and there are many shops and services in the area.
- MU-2 zoning in the City of Courtenay permits offices and clinics and other commercial uses.
- Other Tenants include Saywell, Island Health, and H&R Block.

### Property Details

#### Civic Address

1742 Cliffe Avenue

#### Legal Description

Lot 1, Section 68, Comox District  
Plan 41872 Except Part in Plan  
VIP88407

#### Unit Size

696 Sq. Ft.

#### Zoning

MU-2

#### Base Rent

\$18.00 per Sq. Ft.\*

#### \*Additional Rent

\$10.38 per Sq. Ft.



# Pictures



View of the whole complex



View of Front and parking



# Pictures



View of outside



Highway Pylon Sign



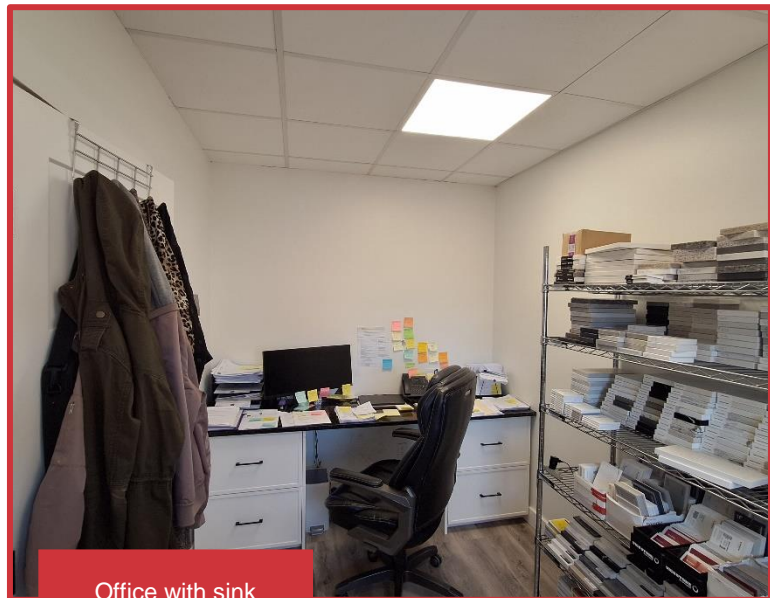
Front Entrance



View from front entrance into the showroom



View of the showroom from the front window



Office with sink



# Pictures



View of sink in office



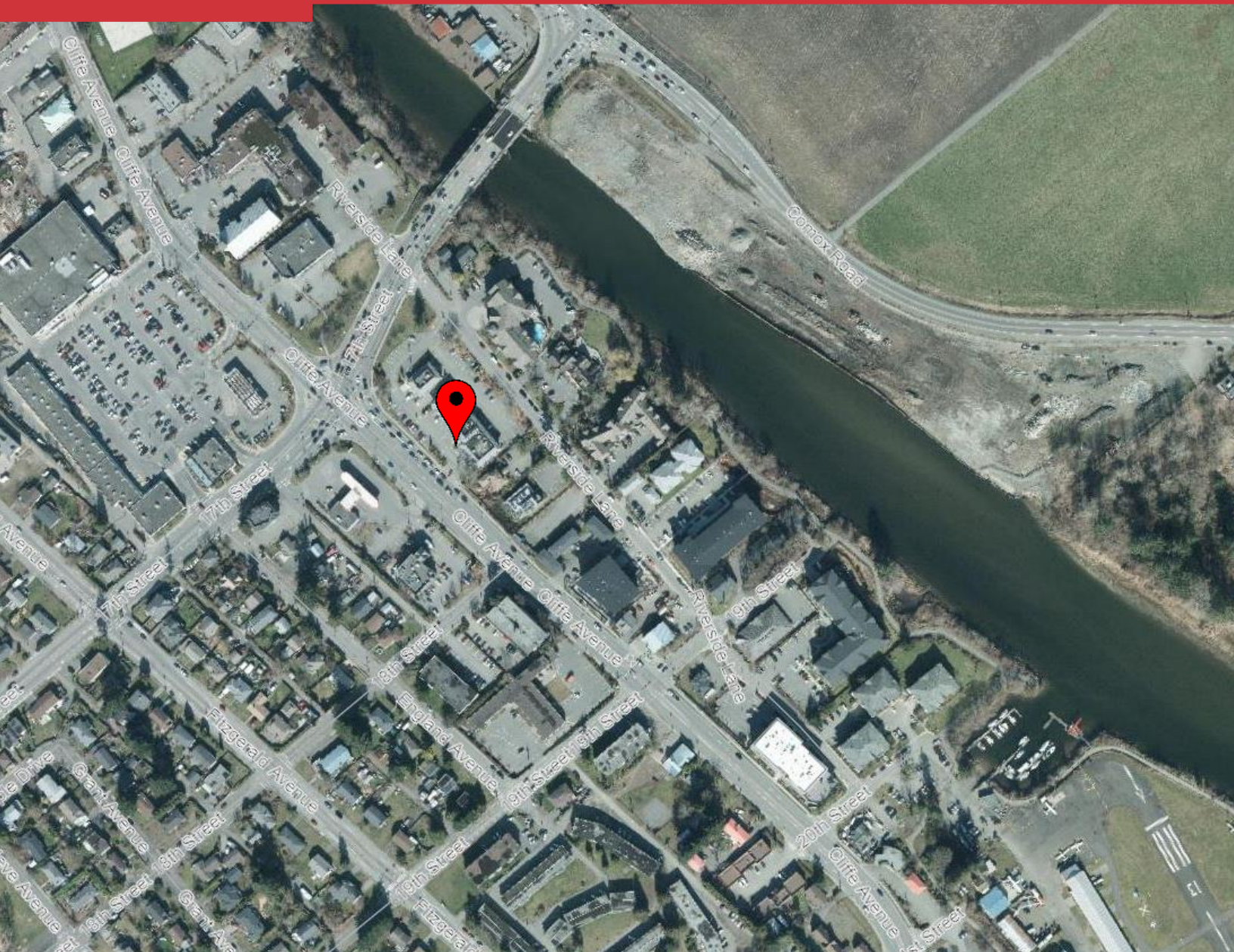
Washroom



View of Complex  
driving North on the  
highway







NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**NAI Commercial CVI**  
2-1551 Estevan Road  
Nanaimo, BC  
+1 250 753 5757  
[naivanisle.ca](http://naivanisle.ca)