

For Lease

Standalone Large Format Retail Space

4911 Island Highway North | Courtenay, BC



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Property Overview

Strategically located just off the Island Highway N and in immediate proximity to the Veterans Memorial Parkway, this 9,920 SF standalone building is ideal for large format retail sales.

The showroom space ($\pm 5,840$ SF) is an open plan with stamped concrete flooring and a bank of offices (± 122 SF each) separating the rear warehouse ($\pm 2,640$ SF) and the front showroom. The warehouse in the rear of the building benefits from both one grade-level bay door and one dock-load access bay.

Asking Rent: **\$15.00 PSF**

Availability: **Immediately**



1 grade level loading door



1 bay loading area



Rear mezzanine (880 SF) storage area



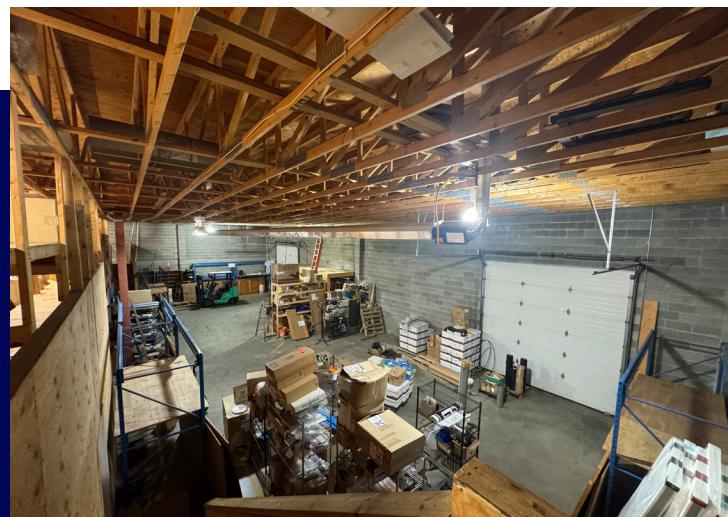
4 enclosed offices



Ample patron parking at front



Lane access to the rear lot off Norman Road



Location Overview

Zoning & Land Use Controls

In the Commercial Two Zone (C-2), the following uses are permitted, however it is not limited to the following. Independent verification with the City of Courtenay is encouraged.

- Assembly Hall
- Bakery & Deli
- Barber Shop & beauty salon
- Building Supply Store
- Day Care
- Enclosed storage building
- Facility for adults with a disability
- Fitness facility
- General service
- Grocery store
- Indoor entertainment facility
- Laundromat and dry cleaning
- Licensed premises
- Nursery and greenhouse
- Medical clinic
- Office and financial institution
- Outdoor sales
- Printing and publishing
- Retail and wholesale stores
- School
- Second hand stores
- Service and repairs
- Small item sales, service, rental, repair
- Veterinary clinic

Driving Times

Downtown Courtenay

~ 6 minute drive

Downtown Comox

~ 13 minute drive

Campbell River

~ 34 minute drive

Parksville

~ 53 minute drive



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