

**FOR SALE**

# **ALBERNI STORAGE**

## **HIGHLY OCCUPIED MODERN CLASS B STORAGE FACILITY**

**4730 CHERRY CREEK ROAD, PORT ALBERNI, BC**



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# ALBERNI STORAGE | PORT ALBERNI



## FOR SALE | \$6,500,000

Located in the heart of Port Alberni, Alberni Storage offers a secure, accessible, and well-maintained storage facility tailored to meet both personal and business needs. Situated in a prime location, this facility provides a range of unit sizes, accommodating everything from household goods to commercial inventory, recreational vehicles, and more.

Featuring 24/7 surveillance, gated access, and well-lit premises, Alberni Storage ensures peace of mind for its customers. The facility is designed for convenience, with easy drive-up access, wide aisles for maneuvering larger vehicles, and flexible rental terms to suit short-term or long-term storage needs.



- **Built in 2019**
- **Strong Occupancy History**
- **Room for Immediate Expansion (+/-14,400 SF GBA)**
- **Established Management, Turnkey for Investors**

## SALIENT FACTS

### PROPERTY ADDRESS:

4730 Cherry Creek Road, Port Alberni, BC

### LEGAL ADDRESS:

Lot A, District Lot 137, Alberni District, Plan EPP3853 Except Plan EPP94607

**PID:** 027-997-626

**LOT SIZE:** 132,396 SF / 3.04 ac

**ASSESSED VALUE:** \$5,243,900

**PROPERTY TAXES:** \$84,147 (2024)

**ZONING:** M-2

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## OPPORTUNITY

Alberni Storage provides investors the ability to add meaningful scale with up to four additional outbuildings totaling +/-14,400 SQFT GBA. With strong current and historic occupancy levels, Alberni Storage is well positioned for value-add growth and development upside.

## OFFERING PROCESS

The property is available for interested parties, who may gain access to the virtual data room by way of an executed Confidentiality Agreement. Property tours will be conducted on a case-by-case basis at the discretion of the Vendor.



## ASSET-SPECIFIC DATA POINTS:

**YEAR BUILT:** 2019

**EXPOSURE:** Cherry Creek Road

**ACCESS/EGRESS:** Cherry Creek Road

**FRONTAGE:** Cherry Creek Road

**EXPANSION POTENTIAL:** Yes

**CONSTRUCTION:** Wood frame buildings

**STOREYS:** Two (2)

**NET RENTABLE SF:** ± 22,520 SQFT

**AVERAGE UNIT SIZE:** 105

**PHYSICAL UNITS:** 166

**PORTABLE UNITS:** 20

**OCCUPANCY (UNITS):** 258 (Including RV)

**LOADING:** Drive Up

**RV PARKING:** Yes

**SKY LOCKERS:** None

**FINISHES:** Roll up and garage style doors

**UNRENTABLE UNITS:** 1

**BILLING CYCLE:** Monthly

**LAST RENTAL INCREASE:** April 2024

**RENTAL INCREASE FREQUENCY:** Annual

**MANAGEMENT SOFTWARE:** Easy SS

**STAFF:** Onsite Caretaker

**CARETAKER SUITE:** 1 Bed / 1 Bath

**SECURITY:** Access gate, perimeter fencing, security cameras.

## DATA ROOM ACCESS

Prospective Purchasers can gain access to the virtual data room by way of an executed Confidentiality Agreement (CA).

**SIGN  
CONFIDENTIALITY AGREEMENT**





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Known as the "Gateway to the Pacific Rim," Port Alberni serves as the closest commercial hub to Tofino and Ucluelet, providing direct access to the rugged west coast of British Columbia.

Port Alberni is renowned for its deep maritime heritage, thriving forestry industry, and growing tourism sector. With a picturesque waterfront, world-class fishing, and a backdrop of lush forests and towering mountains, the city attracts outdoor enthusiasts year-round. Residents and visitors enjoy hiking, boating, and exploring nearby landmarks such as Cathedral Grove, Sproat Lake, and the Broken Group Islands.

As a growing hub on Vancouver Island, Port Alberni offers a mix of small-town charm and modern amenities. The city has seen an increase in economic diversification, with new developments in retail, hospitality, and local businesses. Affordable real estate, a strong sense of community, and ongoing revitalization efforts make Port Alberni an appealing destination for families, retirees, and investors alike.

## TRADE AREA & DRIVE TIME

**PARKSVILLE** + 40 MINUTES

**CAMPBELL RIVER** + 90 MINUTES

**NANAIMO** + 1 HOUR 10 MINUTES

**TOFINO** + 1 HOUR 45 MINUTES

**VICTORIA** + 2 HOURS 40 MINUTES

[GOOGLE MAP LINK](#)

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