

FOR SALE

2701 ALBERNI HIGHWAY, QUALICUM BEACH (COOMBS), B.C.

VANCOUVER ISLAND VALUE-ADD OPPORTUNITY

PRICE: \$4,350,000 | INCOME UPSIDE | LARGE UNDERLYING LAND



ALBERNI HWY (8,282 VPD)

MEMORIAL AVE (10,792 VPD)

Situated with exposure along both Alberni Hwy and Memorial Ave, the two thoroughfares accessing Tofino/Ucluelet, catering to three million tourists annually

Marcus & Millichap

OPPORTUNITY

Marcus & Millichap is pleased to introduce an exceptional investment opportunity to acquire a value-add mixed-use property situated on an expansive 4.32 acre lot in the coveted community of Coombs, on Vancouver Island.



Tenant Mix – Diversified tenant mix primarily comprised of in person services such as Vancouver Island Health, One on One Fitness, and various retail businesses such as Creekmore’s Coffee Roasting, Miracle Truck & Car Company, and Paramount Recreation.



Value-Add – Secure in-place income with considerable future upside by way of strategic lease-up of the current vacancies and renewals of in-place tenancies.



Exposure – Situated on the highway to Tofino and Ucluelet; over 3 million travelers use Memorial Ave and Alberni Highway each year to get to Tofino and Ucluelet.



Recent Capital Expenditures – Over \$298,000 in capital improvements since 2021, including upgraded lighting, stucco repair and painting, and the installation of an upgraded drainage system.



Location - Located within the Community of Coombs, a 10-minute drive from both Qualicum Beach and Parksville.



SALIENT DETAILS

Address:	2701 Alberni Highway, Qualicum Beach (Coombs), B.C.
PID:	025-654-811
Legal Description:	LOT A DISTRICT LOT 143 NANOOSE AND CAMERON DISTRICTS (SITUATE IN CAMERON DISTRICT) PLAN VIP75255
Year Built:	2004 (BC Assessment)
Zoning:	CD-15: Comprehensive Development 15
Lot Size:	4.32 Acres
Leaseable Area:	32,332 SF of Improvements & 18,508 SF of Rental Land Pads
Occupancy:	98.6% (Excludes Pads SF)
Parking:	98 Stalls
In-Place NOI:	\$270,265 / Annum
Cap Rate:	6.21%
Price:	\$4,350,000
Financing:	Available free and clear of debt.



COOMBS, B.C.

Coombs, B.C., located on Vancouver Island, benefits from its scenic location, proximity to natural attractions, growing population, tourism potential with the Old Country Market, and its relative proximity to larger centers like Parksville and Nanaimo. Coombs has a diverse market with various industries serving the local community and surrounding areas. The region's tourism and hospitality sector benefit from the Old Country Market and attracts visitors, creating demand for accommodations, restaurants, and retail establishments. Given Coombs is situated along the route to Tofino and Ucluelet, it benefits from exceptional exposure. More than three million travelers annually utilize Memorial Ave and Alberni Highway as their primary routes to reach Tofino and Ucluelet.



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