

509 13TH AVENUE, CAMPBELL RIVER
HIGH PROFILE PROPERTY ON +/- 14,500 SF CORNER LOT

**FOR
SALE**

PRICE REDUCTION



WILLIAM | WRIGHT

HARRY JONES
PERSONAL REAL ESTATE CORPORATION
harry@williamwright.ca
250.590.5797

CONNOR BRAID
PERSONAL REAL ESTATE CORPORATION
connor@williamwright.ca
250.590.5797



Freestanding Building

509 13th Avenue, Campbell River

The subject property is a square-shaped lot, with frontage of 120 feet to both 13th Avenue and Cedar Street. The property has an approximate area of 14,500 SF with a 2,749 SF improvement on it.

The Building has three units; The Fork & Arrow cafe is currently occupying the corner 875 SF unit, there is another updated retail/office unit comprising 1,474 SF, and the third and smallest, 400 SF unit situated on the west corner of the property. The property provides the opportunity for an Owner-Occupier to take over 1,874 SF of space for their business or further development for a number of different allowable uses.



Owner Occupier Opportunity



857 SF Cafe Tenanted Space



Ample On-Site Parking



Development Opportunity with 3.0 FSR



Development Opportunity

Density

The maximum combined floor area ratio for commercial and residential uses is:

- (a) 5.0 for “fee-simple lots” larger than 9,290 square metres lot area; and
- (b) 3.0 for “fee-simple lots” less than or equal to 9,290 square metres lot area.

Lot Coverage

The maximum lot coverage for all uses is:

- (a) Lots within this zone on which buildings exist as of the date of adoption of this bylaw are locations where the maximum permitted lot coverage is 100%;
- (b) 100% for buildings less than or equal to 16.5 metres building height;
- (c) 75% for buildings greater than 16.5 metres and less than or equal to 26.5 metres building height;
- (d) 65% for buildings greater than 26.5 metres and less than or equal to 38.5 metres building height;
- (e) Development projects with a mix of building heights are permitted a mix of lot coverage ratios that are consistent with the building heights for each portion of the development as outlined in b) to d) above.

Salient Facts



LOT SIZE

± 14,500 SQFT



SIZE

± 2,749 SQFT



PARKING

Ample On-Site Parking



ZONING

C-1B



PROPERTY TAXES

\$10,889 (2023)



PID

000-434-221



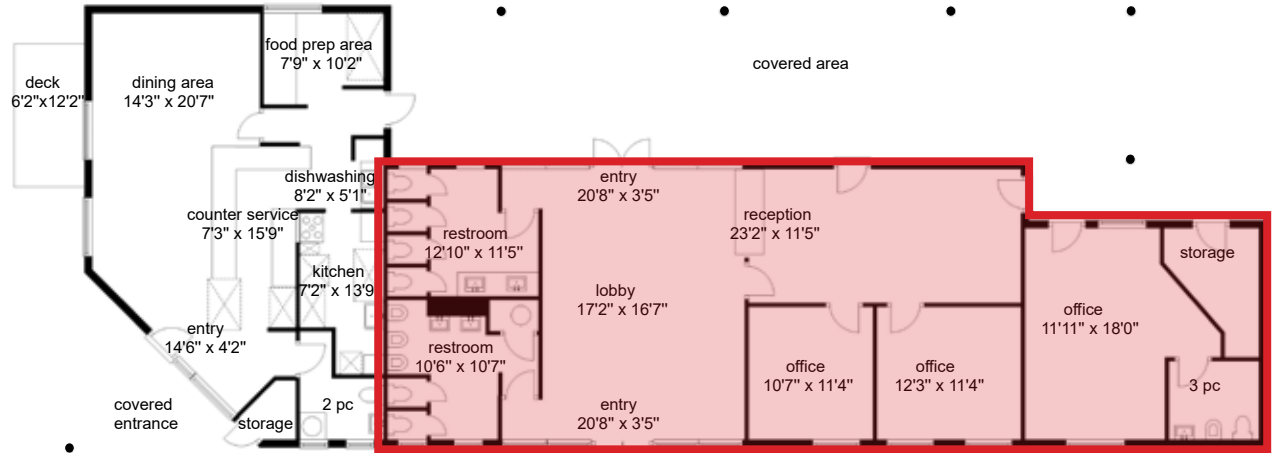
LEGAL DESCRIPTION

LOT 1, PLAN VIP6502, DISTRICT LOT 69, SAYWARD LAND DISTRICT



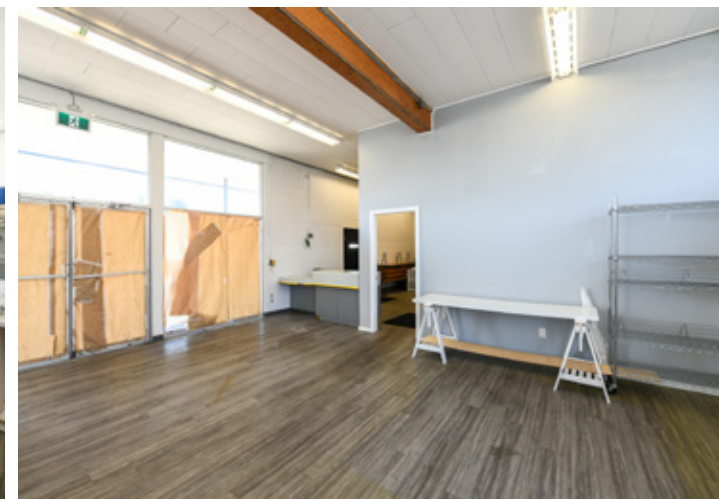
PRICE

\$889,000



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.

Vacant Area Upon Sale - Currently Used by Owner



Commercial One B (C-1B) Zoning

This zone provides for a range of commercial services and uses as well as high density residential uses for the Cedar Neighbourhood in the primary commercial designation for the downtown area.

Permitted Uses:

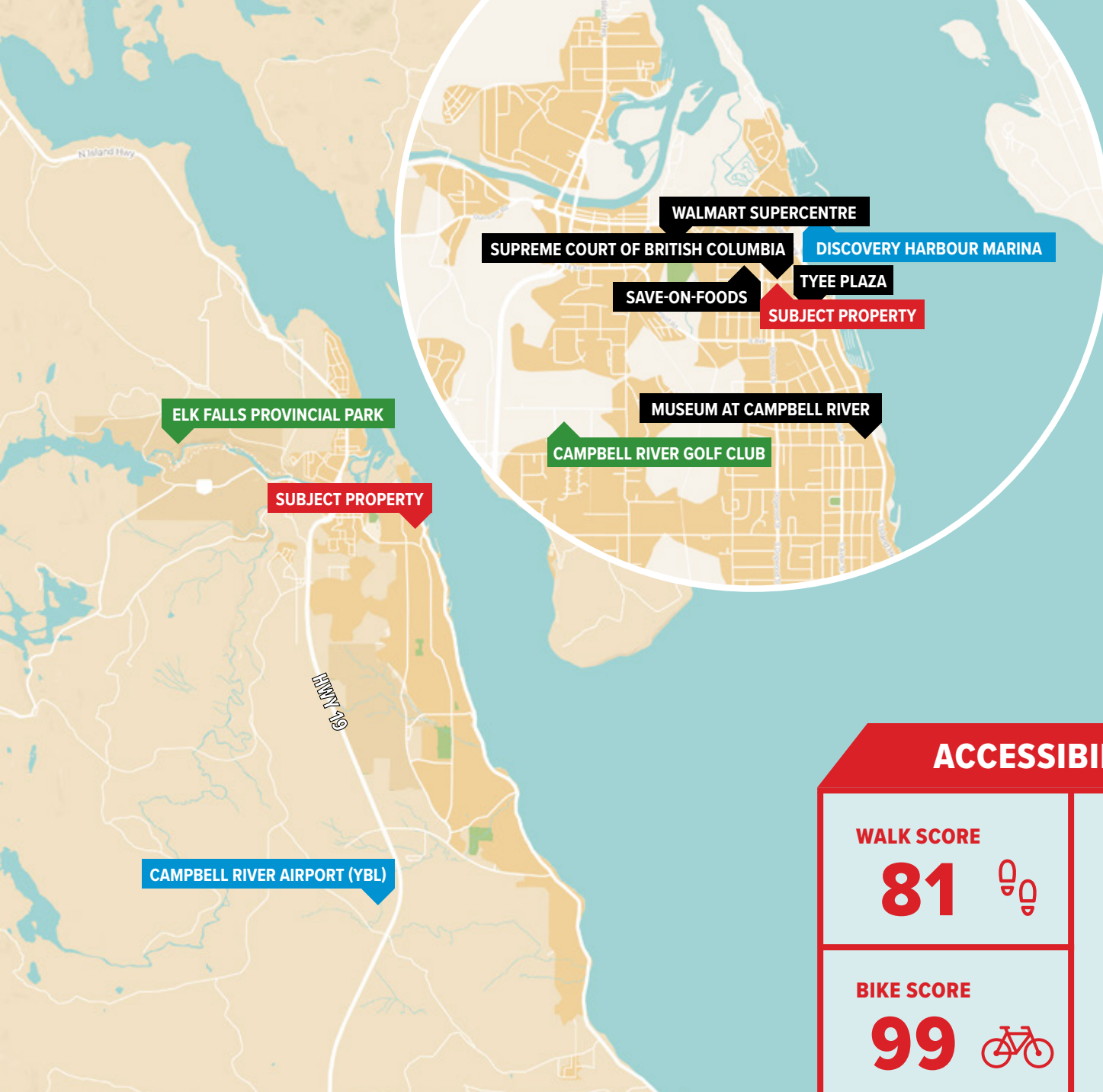
On any lot, the following uses are permitted:

- (a) hotel, motel
- (b) restaurant with or without ancillary drive-through
- (c) licensed facility, licensee retail store
- (d) retail store
- (e) office, adult learning centre
- (f) bank or other financial institution
- (g) entertainment centre
- (h) theatre, cinema
- (i) personal service establishment
- (j) merchandise service establishment
- (k) escort service or massage parlor
- (l) health services or fitness centre
- (m) medical clinic, dental clinic
- (n) library
- (o) community hall or centre
- (p) parking lot, parking structure
- (q) bus depot
- (r) veterinary clinic
- (s) funeral parlor
- (t) small-tool rental establishment
- (u) printing and publishing
- (v) gas bar / convenience store
- (w) self storage units within an enclosed building
- (x) vehicle sales
- (y) vehicle rental
- (z) car wash
- (aa) fire station



Location

The subject property is located within the downtown core directly across the street from the Provincial Courthouse and close to other local commercial businesses. The general area is a commercial and office district and is located one block west of Tyee Plaza Shopping Centre. The heart of the Campbell River downtown core, centered along Shoppers Row, is 2 blocks southeast and contains a typical mix of uses including specialty retail, restaurants, offices, public/institutional, and multi-family residential.



ACCESSIBILITY BY FOOT, BIKE, AND CAR

WALK SCORE

81 

BIKE SCORE

99 

DRIVE TIMES

TYEE PLAZA > 2 MIN DRIVE 

HIGHWAY 19 > 6 MIN DRIVE 

ELK FALLS PROVINCIAL PARK > 7 MIN DRIVE 

CAMPBELL RIVER AIRPORT > 13 MIN DRIVE 

FOR MORE INFORMATION CONTACT

HARRY JONES

PERSONAL REAL ESTATE CORPORATION

harry@williamwright.ca

250.590.5797

CONNOR BRAID

PERSONAL REAL ESTATE CORPORATION

connor@williamwright.ca

250.590.5797

williamwright.ca



Vancouver Office

1340-605 Robson Street
Vancouver, BC
604.428.5255

Tri-Cities Office

370-2755 Lougheed Highway
Port Coquitlam, BC
604.545.0636

Fraser Valley Office

180-8621 201 Street
Langley, BC
604.546.5555

Victoria Office

843 Johnson Street
Victoria, BC
250.590.5797

Central Island Office

100B-154 Memorial Avenue
Parksville, BC
250.586.1226

Kelowna Office

205-478 Bernard Avenue
Kelowna, BC
236.420.3558

Kamloops Office

406-121 5th Avenue
Kamloops, BC
236.425.1617