

# FOR SALE

700 29TH STREET, COURTENAY, B.C.

OWNER-OCCUPIER OPPORTUNITY • CENTRAL COURTENAY • 15,404 SF • 0.83 ACRES

NEW PRICE: \$3,950,000 (\$256 PSF)



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**CONFIDENTIALITY AGREEMENT**

Marcus & Millichap

29TH STREET (>11,500 VPD)

KILPATRICK AVE



# OPPORTUNITY

Marcus & Millichap's Western Canada NNN Group is pleased to present the opportunity to acquire 700 29th Street, Courtenay, B.C. Designed with flexible loading and clear ceiling heights, the property accommodates a wide range of business operations and is well-suited for an owner-occupier. Its prominent 29th Street location offers excellent visibility in a growing commercial corridor.

## HIGHLIGHTS



### OWNER-USER & BUSINESS OPPORTUNITY

Available with vacant possession, with the option to also acquire the existing appliance business and inventory.



### HIGH EXPOSURE LOCATION

High-profile 29th Street exposure with over 11,500 vehicles per day (VPD), in close proximity to Driftwood Mall and the Cliffe Avenue retail corridor.



### CEILING HEIGHTS

Roughly 20' clear height, with the showroom area currently built out with an 11' suspended ceiling.



### LOADING DESIGN

Equipped with a declining ramp, 12-foot overhead loading door, and 4-foot dock-height floor.



### OPEN-SPAN LAYOUT

14,504 SF main floor plus 900 SF mezzanine with minimal interior partitions, providing an efficient floor plate.



### DURABLE CONSTRUCTION & SITE FEATURES

Built in 2000 with 8-inch masonry block walls, a heavy concrete slab foundation with poured footings, and a torch-on membrane roof, the property is fully equipped with sprinkler and HVAC systems, a 4-foot concrete loading dock, 34 paved parking stalls, and landscaped frontage.



# SALIENT DETAILS

Address:	700 29th Street, Courtenay, B.C.
Legal Description:	LOT A, PLAN VIP60720, SECTION 67, COMOX LAND DISTRICT
PID:	023-027-100
Year Built:	2000
Zoning:	<a href="#">C-2 – Commercial Two Zone</a>
OCP:	<a href="#">Urban Centre</a>
Land Size:	0.83 Acres
Parking:	34 Stalls
Rentable Area:	Showroom Area: 12,254 SF
	Warehouse Area: 2,250 SF
	Mezzanine: 900 SF
	Total: 15,404 SF
Environmental:	A Phase I Environmental Site Assessment (ESA) was completed in September 2025 and is available upon execution of the Confidentiality Agreement.
NEW PRICE:	<del>\$4,450,000</del> \$3,950,000 (\$256 PSF)





PROPERTY PHOTOS



# LOCATION OVERVIEW

## COMOX VALLEY

The **Comox Valley** stands out as **one of British Columbia's fastest-growing regions**, fueled by a robust and diversified economy.



### Factors Driving Ongoing Population Growth

- Strong economic growth
- Affordable housing
- Strategic position as the transportation hub of the mid-island



### Key Employers Fueling Growth

- 19 Wing CFB Comox
- School District 71
- North Island Hospital Comox Valley
- Mt. Washington Alpine Resort

## COURTENAY

Courtenay, the vibrant urban and cultural hub of the Comox Valley, serves a population of over 28,000 people within the city limits and is part of the larger Comox Valley area, which has a population of approximately 72,000 people.

The recently constructed North Island Hospital, adjacent to North Island College has been a significant draw to the area's health care & social assistance industries; Courtenay is undergoing significant investment in order to accommodate for its steady growth.



### North Island Hospital

Largest hospital on the northern half of Vancouver Island (Built 2018)  
Capital Cost: \$606 M  
Over 40,000 SF (153 beds)



### North Island College

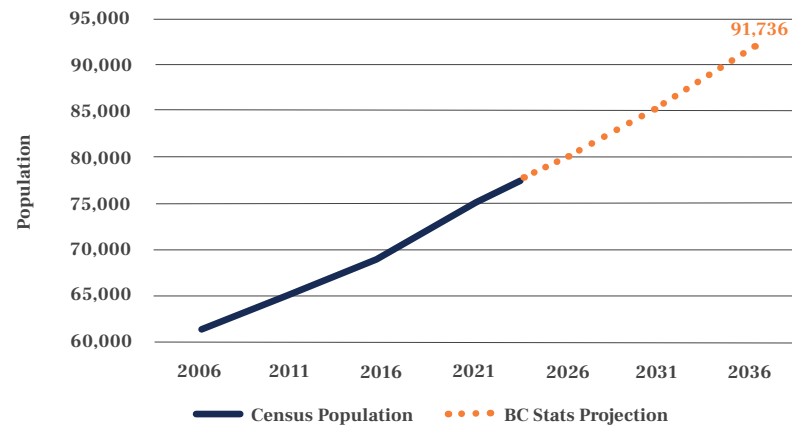
9,000 students  
Two future student housing buildings (\$66M Investment)



### Comox Valley Airport

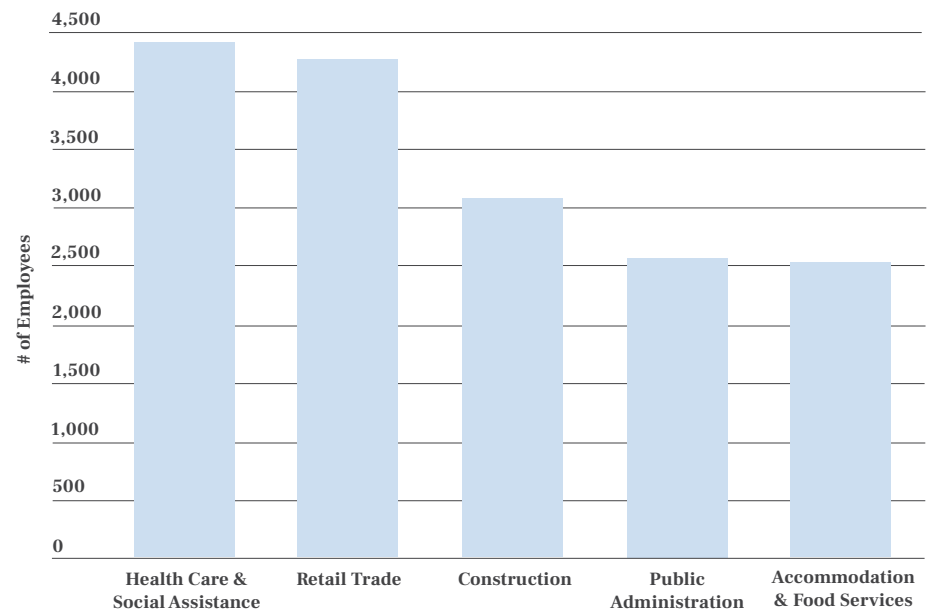
Direct flights everyday to Vancouver, Calgary, and Edmonton  
Recent renovations of >\$160,000

## Comox Valley Population



Source: Statistics Canada

## Comox Valley Top Five Employment Sectors (by number of employees)





## SURROUNDING CONSIDERATIONS | COURTENAY

- 1 Midas & Kal Tire
- 2 Popeyes, Burger Factory, Papa John's, Vape Street
- 3 Fabricland
- 4 Sherwin-Williams, 7-Eleven
- 5 Chevron Gas Station
- 6 **Glacier View Plaza:**  
Wendy's, Tim Hortons, Shell, Lordco, Whitespot
- 7 Esso
- 8 A&W
- 9 **Driftwood Mall:**  
Canadian Tire, London Drugs, Landmark Cinemas, Dollarama, Quality Foods, Mid Island Liquor, Valhalla Pure Outfitters, CIBC, Coles
- 10 McDonald's, Petro-Canada
- 11 H&R Block
- 12 Rexall
- 13 **Courtenay Crossing:**  
Thrifty Foods & Liquor, Starbucks, Shell, KFC, Browns Socialhouse
- 14 **SmartCentres Courtenay:**  
Walmart Supercentre, McDonald's, Winners, Best Buy, Sport Chek, Mark's, Bosley's, Dollarama, Bulk Barn, Penningtons, Booster Juice, Sleep Country Canada





# COURTENAY OVERVIEW



**Urban and Cultural Hub**  
of the Comox Valley Regional District



Population Growth of  
**10.10%** (2019-2024)



Flight Time Courtenay to Vancouver  
**31 Minutes**



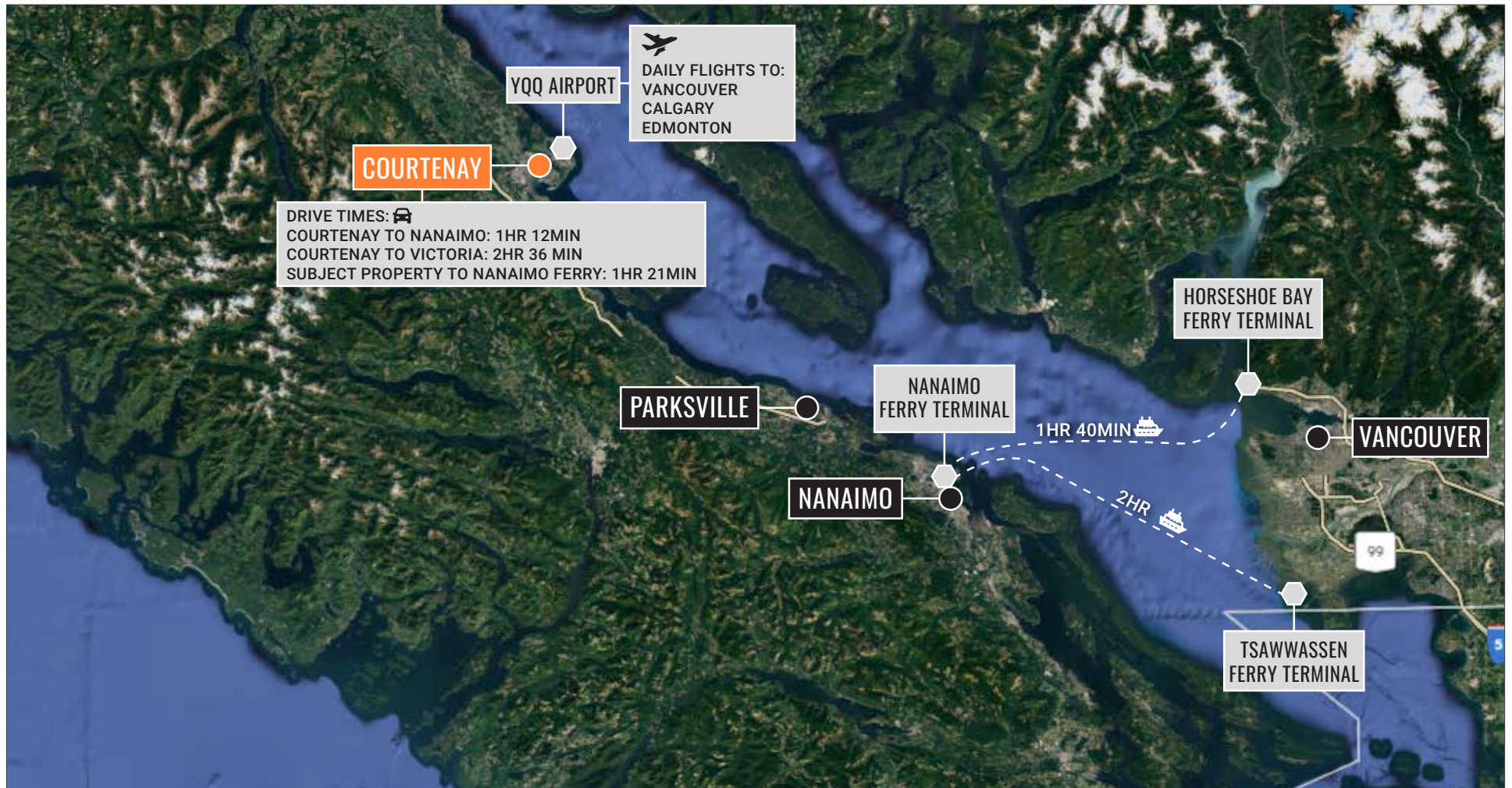
Services a trade area of over  
**72,000 people (Comox Valley)**



High Household Income of  
**>\$108,000 Per Annum**



Projected Population Growth:  
**7.00%** (2024-2029)





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\*Personal Real Estate Corporation

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