



Colliers

Somass Lands

KINGSWAY AVENUE

ATHOL STREET

2ND AVENUE

5119 ATHOL STREET | PORT ALBERNI

5,700 SF
stand-alone
building
For Sale

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Accelerating success.

The Offering

This approximately 5,700 square foot three-storey building at 5119 Athol Street is a purpose-built cannabis cultivation and processing facility within the Uptown District. Previously the Quay Side Dance Centre, the current ownership added a third floor, replaced the plumbing, electrical and HVAC throughout, improved the aesthetic appearance, and insured compliance with Health Canada and other cannabis cultivation regulatory authorities.

The current ownership would entertain a sale leaseback if at the preference of the buyer.

ASSESSMENT

2025 Assessment as of July 1, 2024

(per BC Assessment)

Land: \$125,000

Buildings: \$422,000

Total \$547,000.00

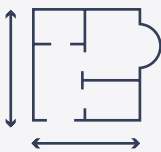
SALIENT DETAILS



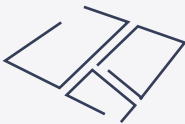
PID
031-462-880



Municipality
Port Alberni



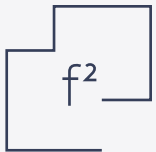
Lot Size
4,961 SF



Lot Shape
Triangular



Legal Description
LOT A, PLAN EPP112017,
DISTRICT LOT 1,
ALBERNI LAND DISTRICT



Gross Leasable Area
5,677 SF
(per BC Assessment)

SERVICE COMMERCIAL (C-3)

Permitted Uses/Principal Uses

(Not limited to the following):

- Ambulance station
- Amusement establishment
- Appliance and electronics, sales, and repair
- Artists Studio
- Bank or other financial institution
- Building supply
- Cannabis Retail Store
- Cannabis Micro-Cultivation
- Cannabis Micro-Processing
- Cannabis Nursery
- Catering establishment
- Enclosed Storage and Warehousing
- Glass shop
- Medical Service
- Micro-Brewery/Micro-Distillery
- Office
- Pawn Shop
- Personal Service
- Printing, publishing, and allied industry
- Retail
- Veterinary clinic
- Wholesale

Current utilization as a Cannabis cultivation and processing facility with a retail component.

Zoning & Land Use

The purpose of this zone is to establish and maintain areas for retail and service operations that are vehicle-oriented or require larger storage areas.

FUTURE LAND USE DESIGNATION

As per the Official Community Plan

GCO – GENERAL COMMERCIAL

Identifies areas that permit a wide range of uses such as retail, office, entertainment, food and beverage, and mixed commercial/residential. The purpose is to maximize the economic and social vitality of these areas. It is expected that associated development will provide an enhanced pedestrian experience to promote non-vehicle shopping trips.

Location

Located at the head of the Alberni Inlet, Port Alberni lies adjacent to this natural harbour as well as the Somass River.

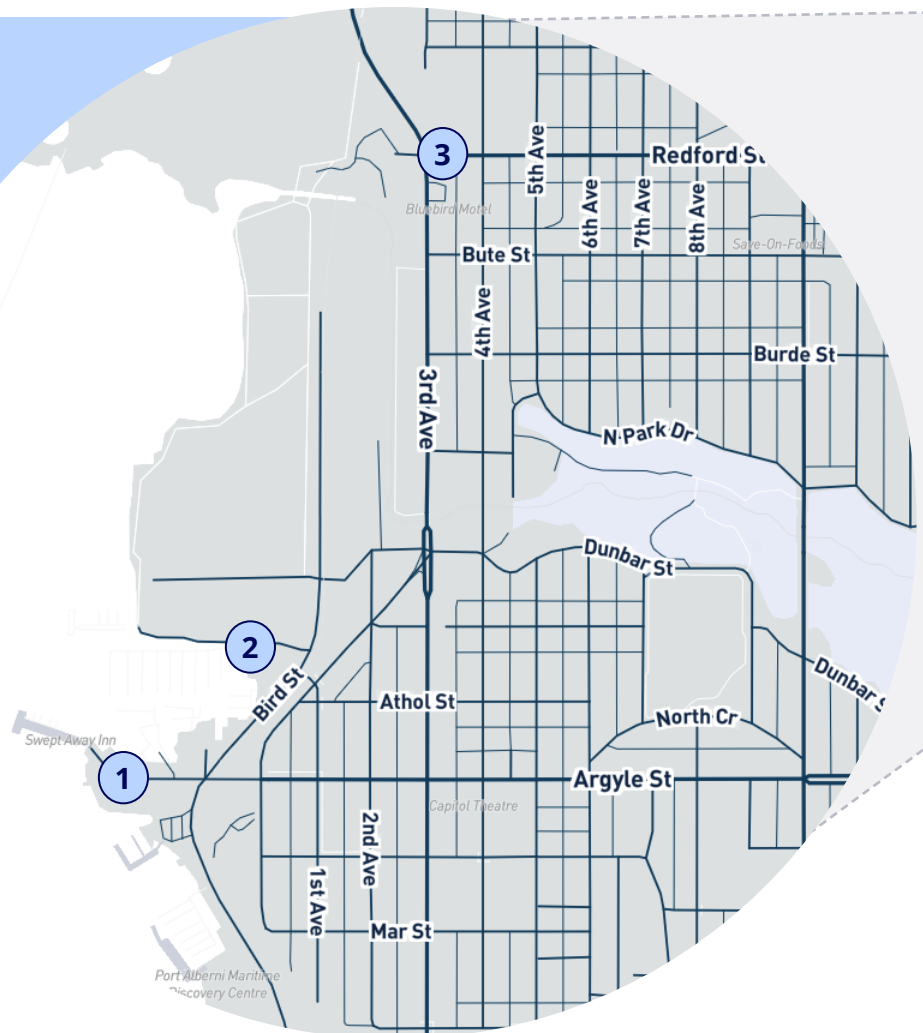
The other end of the inlet is located on Barkley Sound, which includes the Broken Group Islands, considered to be one of the best areas for kayaking in the World.

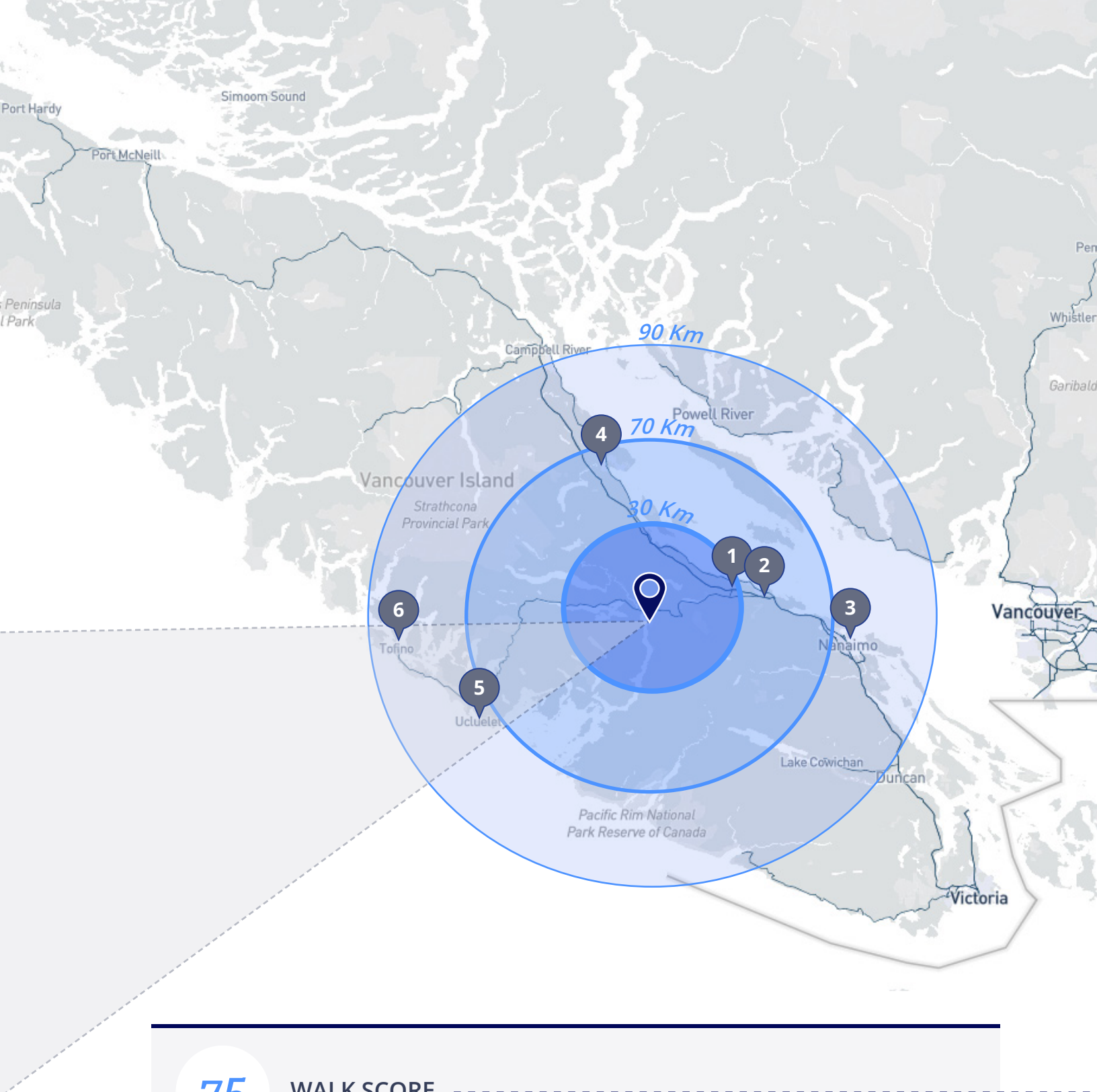
The chief source of industry in the City of Port Alberni is forestry, commercial fishing, and tourism. Alberni also serves as a hub and thoroughfare for those travelling to the West Coast of Vancouver Island, including Ucluelet, Tofino and Pacific Rim National Park.

Port Alberni Highway 4 (known locally as the Alberni Highway and/or Pacific Rim Highway) is the longest east-west main vehicle route on Vancouver Island (163 km).

Local Amenities

- 1 Alberni Harbour Quay
2 Minutes | 500 m
- 2 Fishermen's Harbour
1 Minute | 250 m
- 3 Redford Street
Port Alberni Highway
3 Minutes | 1.4 Km





<div><div>75</div><div>WALK SCORE</div></div>	
Points of Interest	
1 Qualicum Beach 41 Minutes 42 Km	4 Courtnay 1 Hour 17 Minutes 106 Km
2 Parksville 46 Minutes 51 Km	5 Ucluelet 1 Hour 27 Minutes 101 Km
3 Nanaimo 1 Hour 19 Minutes 86 Km	6 Tofino 1 Hour 47 Minutes 126 Km

Location Continued



Port Alberni is set to reclaim its waterfront with the signing of the **Somass Lands** master development agreement between the City of Port Alberni and Matthews West Developments Ltd. (Mathews West), a private Canadian development company based in Squamish, BC.

In 2023 the City of Port Alberni selected Matthews West as the development partner for the transformation of the 43-acre waterfront property and adjacent parking lot (the Lands), previously known as the Somass Division sawmill.

The vision, originally put forward by City Council, is that of a strategically designed mixed-use development that includes park space, retail, office spaces and housing, while also supporting light industrial uses and creating public access to Port Alberni's waterfront. This vision would be further bolstered by a master planning process led by Matthews West in consultation with the community.

Gallery



ASKING PRICE

\$850,000.00

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**For more information,
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