

PRICE  
REDUCED

Zoned, DP Approved and BP-Ready  
Rental Development Site



5130 Argyle Street | Port Alberni, BC

# THE OPPORTUNITY

5130 Argyle Street | Port Alberni, BC

This is an exceptional opportunity to acquire a zoned, development permit (DP) approved and building permit (BP) ready rental multifamily development site, offering significant scale in Port Alberni’s core. 5130 Argyle Street (the “Property”) is 0.38 acres in size and roughly two (2) blocks from the Alberni Inlet.

Civic Address	5130 Argyle Street, Port Alberni, BC
Legal Description	LOT A, DISTRICT LOT 1, ALBERNI DISTRICT, PLAN 28728, PID: 001-622-030
Site Area	Approximately 16,421 SF or 0.38 Acres <i>(according to the subdivision plan)</i>
Current Zoning	C7, Core Business which supports the following uses: multi-unit residential dwelling, hotel, motor hotel and hostel, and senior’s housing
Frontage	+/-125’ on Argyle Street and +/- 260’ on 2nd Avenue

## Development Highlights



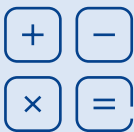
Prominent, centrally located development site of +/- 0.38 acres in Port Alberni



Located within walking distance to several landmarks and amenities, including Alberni Harbour Quay, Port Alberni Lighthouse, and Tye Landing



Delivered with approvals in place, thereby eliminating entitlement risk with a “shovel ready” project



Substantial work completed by the Vendor on working drawings with their BP submitted to the District of Port Alberni, thereby achieving significant time and construction cost savings prior to the new seismic building code changes



## DEVELOPMENT OVERVIEW

The Property has an approved DP in place for a five (5) storey mixed-use development consisting of 68 units and a three (3) unit retail podium at grade.



### *Development Permit Considerations*

A Housing Agreement registered on title requires 10% of all dwelling units to be designated as affordable (total of seven (7) units) geared to 30% of tenant's pre-tax household income for a period of 10 years.



Floor Space Ratio	Gross Buildable Area	Suite Mix	Unit Size Range	Site Coverage	Parking
0.93	Residential: 36,888 SF Commercial: 1,289 SF <b>Total Rentable: 38,177 SF</b>	24 x One Bedroom 24 x Two Bedroom 20 x Three Bedroom 3 x CRU's <b>71 Units Total</b>	One Bedroom: 335 - 355 SF Two Bedroom: 519 - 651 SF Three Bedroom: 557 - 904 SF Commercial: 818 - 1,453 SF	67%	37 Stalls Total



# LOCATION OVERVIEW

## Port Alberni

The Property is located in Port Alberni, a city nestled within the Alberni Valley. It is situated between the lush coastal mountains and the west coast of Vancouver Island, offering a picturesque and diverse natural landscape. The city is bordered by the Alberni Inlet to the east, a scenic waterway that stretches toward the Pacific Ocean, and the expansive forests and rivers of the surrounding area. Port Alberni serves as a gateway to both outdoor adventure and local history.



### Drive Times

TOFINO | 111 Minutes

NANAIMO | 69 Minutes

COMOX | 79 Minutes



The Property

### Landmarks

- 1 Port Alberni Lighthouse
- 2 Alberni Harbour Quay
- 3 Tyee Landing
- 4 Fisherman's Harbour

### Amenities

- 1 Gyro Recreation Park
- 2 Quality Foods
- 3 Wildflower Cafe
- 4 RBC Royal Bank





# Offering Process

Asking Price: ~~\$2,250,000~~ \$1,800,000

Prospective purchasers are invited to submit offers through Colliers for consideration by the vendor.

To access Colliers' virtual data room, please submit a completed confidentiality agreement and disclosure documents to the listing brokers. Upon receipt of an executed copy, access will be provided to interested parties.

---

## **Dominic Ricciuti**

*Personal Real Estate Corporation*  
Associate Vice President  
+1 250 414 8386  
dominic.ricciuti@colliers.com

## **Brandon Selina**

*Personal Real Estate Corporation*  
Senior Vice President  
+1 250 414 8379  
brandon.selina@colliers.com

## **Brad Archibald**

*Personal Real Estate Corporation*  
Vice President  
+1 250 414 2090  
brad.archibald@colliers.com

## **Austin Cope**

Senior Associate  
+1 250 414 8381  
austin.cope@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage