



For Sale | 585 England Avenue, Courtenay, BC

Premier Street-Front Retail Investment Opportunity

585 England Avenue occupies an exceptional corner location at the intersection of England Avenue and 6th Street in Courtenay, British Columbia. The Property is located within the downtown core of Courtenay, which has emerged as the urban and cultural hub to the larger community of the Comox Valley due to its offering of a range of national and local retailers. Courtenay also benefits from its close proximity to amenities such as an international airport, regional hospital, college, mainland ferry terminal and Mount Washington Alpine Resort along with trails, beaches, rivers and lakes.



8,277 SF

Asking Price:

\$4,000,000

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Salient Facts

Address

585 England Avenue, Courtenay, BC

Building Area

5,885 SF

Site Area

8,277 SF

Zoning

C1 - Commercial One Zone

Year Built/Renovated

1956/1993/2005

Foundation

Cast-in-place concrete slab-on-grade foundation

Structure

Load bearing concrete block masonry with steel and wood frame support structures supporting wood roof decking

Exterior Cladding

Exterior insulation and finish system with areas of prefinished metal panels

Roof

Modified bitumen roof system

Opportunity

585 England Avenue is a 5,885 sq. ft. single-storey bank branch occupying a prominent corner location at the intersection of England Avenue and 6th Street in Courtenay, British Columbia.

Constructed in 1956 and renovated in 1993 and 2005, the building occupies a 0.19 acre site located on the northwest corner of the intersection of England Avenue and 6th Street, featuring excellent access and street-front exposure with ~52 feet of frontage along England Avenue and ~120 feet of frontage along 6th Street. There is free street-front parking available adjacent to the Property.

Property Highlights

- Prominent corner location strategically positioned in a downtown Courtenay
- Excellent access and exposure with ~ 172 feet of combined frontage
- In-place net of \$30.00 per sq. ft.

Investment Highlights

- Single-tenant financial institution leased to The Bank of Montreal (BMO) on a carefree, fully net lease with term remaining until 2030. Additional three 5-year renewal options.
- Centrally located within the urban, cultural and commercial core of the Comox Valley, Courtenay has been one of the fastest-growing areas in British Columbia.
- Positioned close to a wide variety of national, regional and local retailers, including Shoppers Drug Mart and numerous Canadian financial institutions.
- Strong corporate covenant; excellent holding property.

Travel Distances

Comox	~5 minute drive
Little River Ferry Terminal	~15 minute drive
Comox Airport (YQQ)	~15 minute drive
Campbell River	~35 minute drive
Parksville	~46 minute drive
Departure Bay Ferry Terminal	~ 1 hour 12 minute drive
Downtown Nanaimo	~ 1 hour 12 minute drive
Duke Point Ferry Terminal	~ 1 hour 19 minute drive



Demographics



Current
Population

44,996



2034 Projected
Population

53,832



Avg. Household
Income

\$119,873.66



Population
Employed

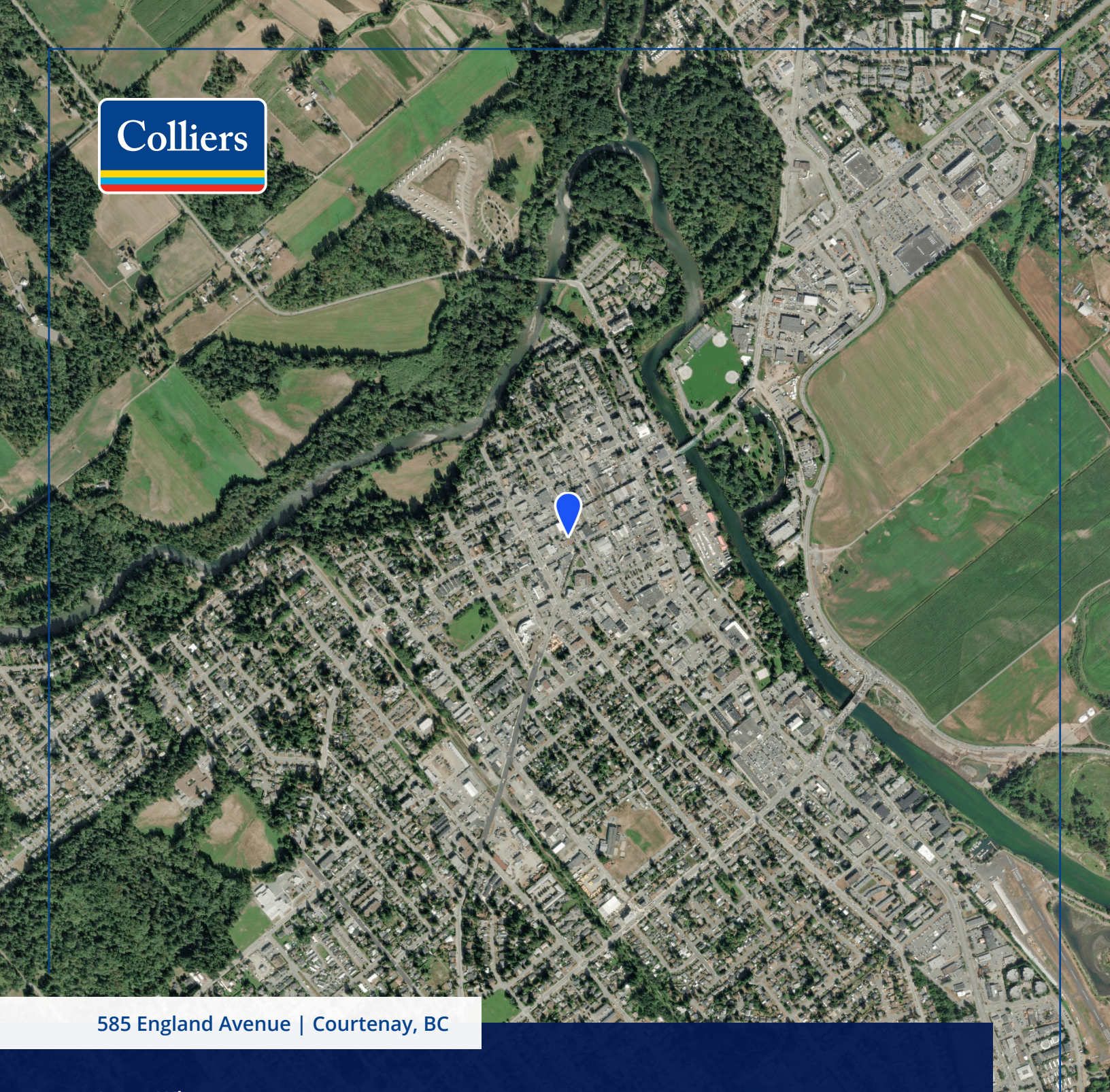
85%



Average Age

46.8

All stats are from 2024 and within a 5km radius from the property.



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