



Accelerating success.

922 ISLAND HIGHWAY | CAMPBELL RIVER, BC  
FOR SALE



# *Fully Tenanted Commercial Property*

The opportunity exists to acquire this well maintained  $\pm 16,760$  square foot building located in the primary commercial corridor of Campbell River. Constructed in 1988, the subject property is home to a diverse mix of two long existing tenancies and one new tenancy, with rate escalations present.





# Salient Facts

Site Area

± 29,814 SF (0.68 acres)

Total Building Area

± 16,760 SF

Legal Description

**LOT A, PLAN VIP73386,  
DISTRICT LOT 69, SAYWARD  
LAND DISTRICT**

PID

**025-327-976**

Zoning

**C-1 (Commercial One)**

Property Taxes (2024)

**\$55,315.96**

Property Taxes (2023)

**\$48,917.06**

# Property Overview

The subject site is rectangular in shape, boasting ± 29,814 square feet (0.68 acres) with ± 225 feet of frontage along Island Highway. The on-site parking lot is ± 11,297 square feet and is used to service the requirements of the existing tenancies; the parking lot is accessible via the Ninth Avenue rear feeder and the Island Highway.





The land immediately in front of the subject site is the Robert V. Ostler Park, which in turn grants unobstructed views of Discovery Passage and Quadra Island; Robert V. Ostler Park additionally offers 84 free general parking stalls and four (4) handicap parking stalls.

## Zoning & Land Use Stipulations

**C-1 (Commercial One)** - The Commercial One Zone provides for a range of commercial services and uses as well as high density residential uses in the primary commercial designation for the Downtown area.

The maximum Floor Area Ratio (FAR) for commercial or residential uses is 1.5. The maximum FAR for combined commercial/residential uses is 2.5.

## Lot Coverage

The maximum lot coverage of all buildings and structures is 100%.

## Building Height

The maximum height of a principal building is 49.21 feet (15 meters).









# Unit Breakdown

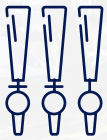


## Vancouver Island Health Authority

930 ISLAND HIGHWAY

TENANT SINCE 2013

Tenants lease  $\pm$  10,587 square feet. VIHA is responsible for delivering health care services to residents of Vancouver Island, serving a population of over 800,000 people across the region. It oversees hospitals, clinics, and various health programs aimed at promoting well-being and providing medical care.



## Sessions Bistro & Fitness

926 ISLAND HIGHWAY

TENANT SINCE 2019

Tenants lease  $\pm$  3,390 square feet. Sessions combines a modern, fully equipped spin studio with a beautifully designed artisanal taproom + kitchen.



## Happy's Source for Sports

922 ISLAND HIGHWAY

TENANT SINCE 2025

Tenants lease 2,783 square feet. Happy's Source for Sports is an established Vancouver Island retailer of sports equipment.





# Amenities



## Subject Property

- 1 Robert V. Ostler Park & Public Parking
- 2 Comfort Inn & Suites
- 3 Harbourside Inn
- 4 Match Eatery & Public House
- 5 Chances Playtime Casino
- 6 Campbell River Community Centre
- 7 Service Canada Centre
- 8 Coast Marina
- 9 Campbell River Ferry Terminal
- 10 CIBC
- 11 BMO
- 12 RBC
- 13 Scotiabank
- 14 Vancouver Island Regional Library
- 15 Save-On-Foods
- 16 London Drugs
- 17 Starbucks



◀ Campbell River City Hall  
450 m





14

12

3

2

19

ISLAND HIGHWAY

9

8

SHOPPERS ROW

10



ISLAND HIGHWAY

1





Colliers

ASKING PRICE

\$3,915,000.00

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