

PRICE REDUCTION

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FOR SALE OR LEASE

2967 **KILPATRICK AVENUE**
Courtenay, BC



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KILPATRICK AVENUE
Courtenay, BC

THE OPPORTUNITY

The Subject Property is a standalone single-storey commercial building located on Kilpatrick Avenue between 29th Street and 30th Street in Courtenay, BC. The Gross Area of the building is approximately 20,195 SF located on a 1.08 acre rectangular site with ample parking space. The building comprises of one dock level loading door and one grade level loading door with multiple man door access points boasting flexible access for occupiers and tenants as well as a laneway on the south side of the building. The Subject Property is also offered to lease, which comprises a total of approximately 15,277 SF of space. The Property is designated in the Official Community Plan as Urban Corridor which permits up to high rise buildings for multi-unit residential, mixed-use and commercial uses.

SALIENT DETAILS

ADDRESS	2967 Kilpatrick Avenue, Courtenay, BC
PID	000-346-608
LEGAL DESCRIPTION	Lot 28 Plan VIP35438, Section 67, Comox Land District
YEAR BUILT	1997
SITE AREA	~1.08 Acres (~47,044 SF)
BUILDING AREA	~20,195 SF
LEASEABLE AREA	~15,277 SF
ZONING	Commercial Two Zone (C-2)
PROPERTY TAXES	\$62,319 (2023)
LIST PRICE	\$5,900,000 (\$292/SF GRA) \$5,500,000 (\$272/SF GRA)
ASKING NET RENT	\$20.00/SF





THE LOCATION

The Subject Property is located in the commercial precinct of the City of Courtenay, BC on the east coast of Vancouver Island in the Comox Valley Regional District (Comox Valley RD). The Subject Property is located between Comox Valley Parkway (29th Street) and 30th Street with proximity to Island Highway S (Highway 19A) and Island Hwy (Highway 19). The Comox Valley RD includes the town of Comox, the City of Courtenay, the village of Cumberland and several other settlements. It is home to 76,122 residents as of 2024 which is an increase of increase of 6.5% from 2018. The Comox Valley RD is home to the Canadian Forces and Mount Washington Ski Resort and can be accessed by the two main highways, a ferry terminal, and several airports in the region.

ZONING

Commercial Two Zone (C-2)

Permitted Uses, included but not limited to:

- Bakery & Deli
- Barber Shop & Beauty Salon
- Building Supply Store
- Day Care
- Warehouse & Storage Yard
- Fitness
- Financial Service
- Medical Clinic
- Office & Financial
- Veterinary Clinic
- Retail

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