



0.45 Acres | 19,602 SF

1135 Cliffe Avenue

Courtenay, BC





0.45 Acres | 19,602 SF

1135 Cliffe Avenue Courtenay, BC



OPPORTUNITY

0.45 acre (19,602 SF) high exposure commercial property with development potential. This Property is currently vacant, zoned C-2 – Commercial Two Zone. The Property benefits from being located in proximity with many different commercial amenities and a few blocks south of the Downtown Core with frontage on Cliffe Avenue (Hwy 19A) and 11th Street.



0.45 Acres | 19,602 SF

1135 Cliffe Avenue

Courtenay, BC

Property Details

Civic Address	1135 Cliffe Avenue, Courtenay, BC
PID	028-650-107
Site Size	0.45 Acres 19,602 SF - According to BC Assessment
Tax Assessment (2024)	\$14,464
Assessed Value (2025)	\$788,000
Servicing	Fully Serviced

Zoning

C-2 - Commercial Two Zone

Floor Area & Site Coverage

Commercial Use: 50% maximum site coverage

Commercial/Residential Use: 0.60 FAR (11,751 BSF)

Permitted Uses, including but not limited to:

- Building Supply Store
- Car Wash
- Day Care
- Warehouse and Storage Yard
- Fitness Facility
- General Service
- Hotel & Motel
- Liquor Store
- Medical Clinic
- Office & Financial Institution
- Restaurant
- Retail
- Service & Repairs
- Veterinary Clinic

Official Community Plan

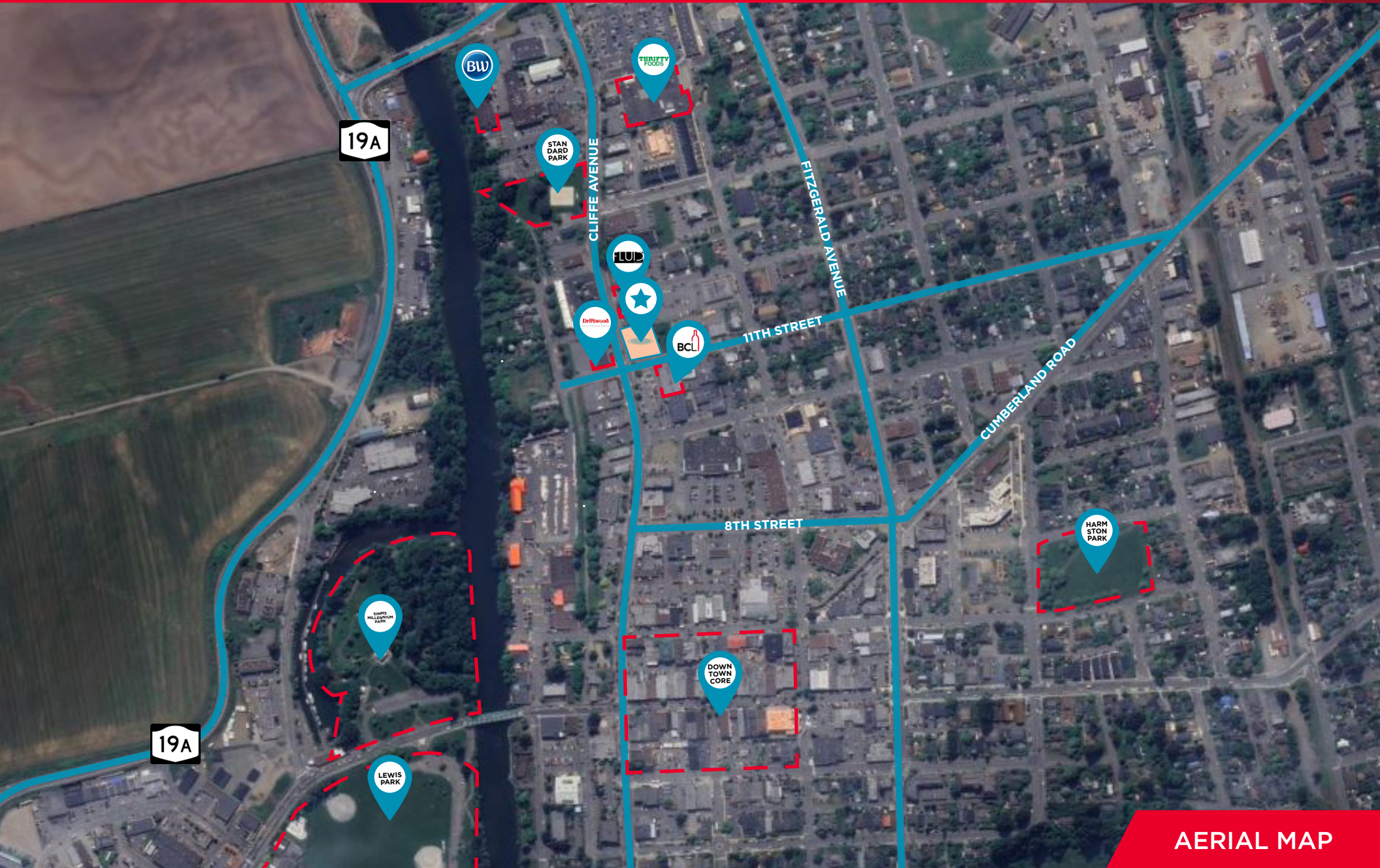
Urban Corridor

The intent of this OCP designation is a primary focus area of commercial and residential densities outside of the Downtown Core. These areas will support a mix of uses that include a variety of higher-density housing choices with commercial uses at grade as well as retail destinations. Typical built forms comprise of a mix of low- and mid-rise buildings, and up to mid- and high-rise buildings.

List Price
\$725,000 | \$37/SF

1135 Cliffe Avenue

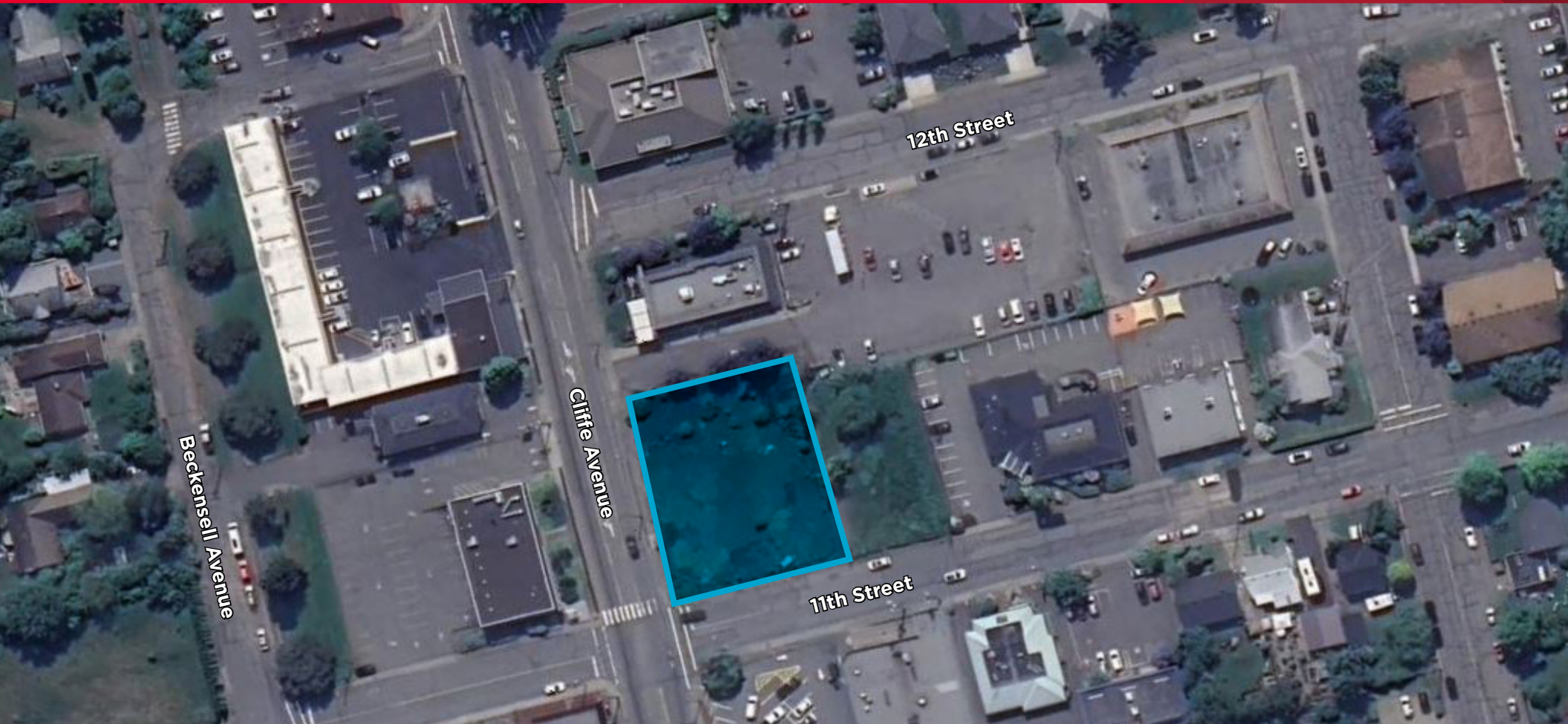
Courtenay, BC





0.45 Acres | 19,602 SF

1135 Cliffe Avenue Courtenay, BC



For more information, you may contact:

Cordell Lloyd

Associate Vice President
Capital Markets - Investment Sales
+1 250 410 3011
cordell.lloyd@cushwake.com

730 View Street, Suite 340
Victoria, British Columbia V8W 3Y7 | Canada
+1 250 410 3000
cushmanwakefield.com