

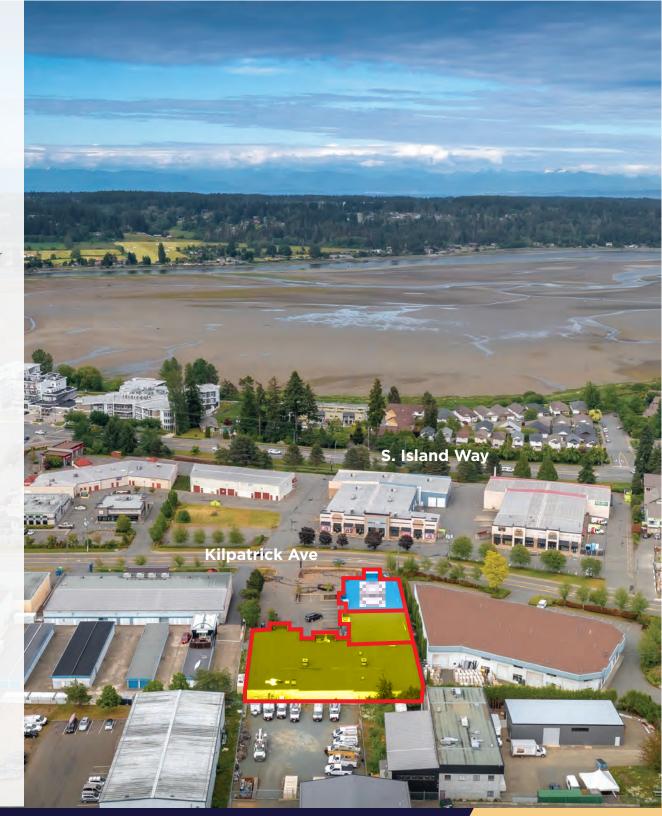
# 296 KILPATRICK AVENUE Courtenay, BC

## 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 14,958 SF of space that can be demised in multiple ways. 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	± 2,832 SF ±12,126 SF ±14,958 SF Total
ZONING	Commercial Two Zone (C-2)
PROPERTY TAXES	\$65,645 (2024)
LIST PRICE	\$5,500,000 (\$272/SF GRA)
ASKING NET RENT	\$20.00/SF
ADDITIONAL RENT	\$4.50/SF (est. 2025)









# 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

FOR SALE OR LEASE



### **CORDELL LLOYD**

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

#### **ERIC RICE**

Personal Real Estate Corporation Vice President, Industrial 604 640 5877 eric.rice@cushwake.com

#### **RICK DHANDA**

Personal Real Estate Corporation Associate Vice President, Industrial 604 640 5816 rick.dhanda@cushwake.com



Suite 1200 - 700 West Georgia Street PO Box 10023, Pacific Centre Vancouver, BC V7Y 1A1 cushmanwakefield.ca

©2025 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

