

FOR SALE

5020 DUNBAR STREET PORT ALBERNI, BC



±20,625 SF DEVELOPMENT SITE



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Cushman & Wakefield
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LOCATION

The subject site is located on the corner of 2nd Avenue and Dunbar Street in Port Alberni. The property benefits from quick connections to Highway 4, the primary transportation corridor linking Port Alberni to Parksville, Nanaimo, and the west coast of Vancouver Island, making it ideal for service, commercial, or operational use.

Port Alberni is a city located on Vancouver Island in the province of BC. The surrounding area features a blend of residential, commercial, and light industrial properties, creating a practical business environment with strong local engagement. Dunbar Street is known for its car friendly layout, relatively low congestion, and proximity to major routes, all contributing to efficient day to day access for employees, clients, and deliveries.

SITE DESCRIPTION

The site offers frontage on Dunbar Street of ± 124 feet. and on 2nd Avenue of ± 164 feet. It is rectangular in shape and is estimated to be $\pm 20,625$ square feet

LEGAL DESCRIPTION

PID: 005-986-354

Lot B, District Lot 1, Alberni District, Plan 5612

SERVICES

All City services are available to the site

ENVIRONMENTAL

The Vendor has conducted on and off -site environmental assessment work and has applied for a Certificate of Compliance. The property will be sold on the understanding the Vendor will provide a Certificate of Compliance as a condition of closing the sale. A draft of the Certificate of Compliance will be made available to prospective purchasers.

ZONING

The subject site is currently M3 - Heavy Industrial. The intent of this zone is to establish and maintain areas for heavy industrial and manufacturing uses

PROPERTY TAXES (2025)

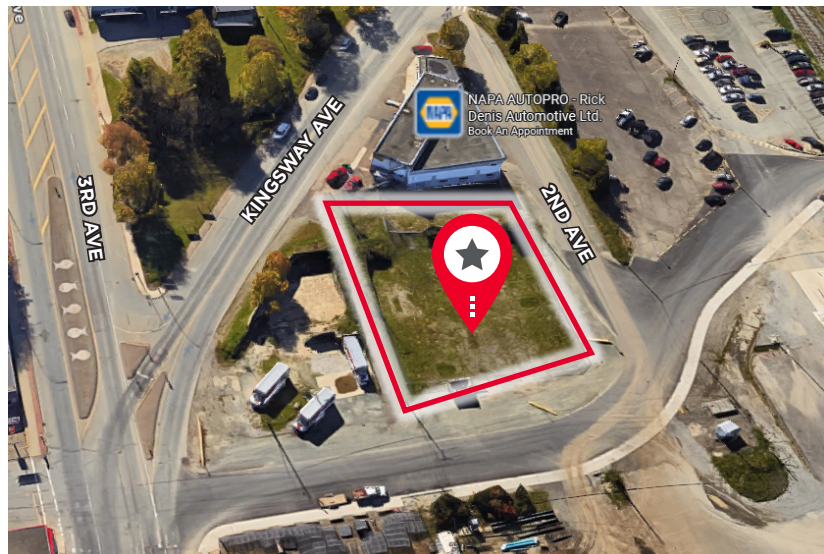
\$7,522.42

ASKING PRICE

\$360,000

OFFERING PROCESS

The Vendor, Imperial Oil Limited (IOL), will consider the submission of Letters of Intent (LOI) on IOL's standard form, a copy of which shall be provided to qualified purchasers. All Letters of Intent must be received by the Vendor's Exclusive Agent, Cushman & Wakefield ULC.



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