

FOR SALE

366 CAMPBELL STREET

Revised
Pricing

Tofino, BC

- » Mixed-use retail residential investment property in the heart of Tofino
- » Prime exposure & fully occupied



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366 CAMPBELL STREET

Tofino, BC

LOCATION

The Subject Property is situated within the esteemed District of Tofino, on the North side of Campbell Street, between Second and Third Street, in the very centre of this iconic town. Boasting a first-class location, the property offers excellent retail exposure and convenient access to the picturesque downtown core of Tofino. Its central position in the heart of downtown Tofino ensures easy reach to all the amenities and attractions this charming community has to offer.

The property's prime location makes it an ideal prospect for retail and mixed use, as it benefits from close proximity to the vibrant community while basking in the serenity of the surrounding inlet and harbour.

PROPERTY HIGHLIGHTS

- Prime exposure within the downtown area of the District of Tofino
- Centrally situated in downtown Tofino, with excellent access to all local amenities
- Very well-established long-term retail tenants

With its unparalleled setting and promising potential, this property represents an extraordinary opportunity in the thriving market of Tofino. Macdonald Commercial is honoured to bring this property to market for the first time with its exceptional location and unique attributes surely to tick all the boxes of any savvy investor.





PROPERTY DESCRIPTION AND LAYOUT

The property is improved with a two-storey “mixed-use” building consisting of four (4) retail CRU units and two (2) residential units, along with 11 off-street parking stalls at the rear.

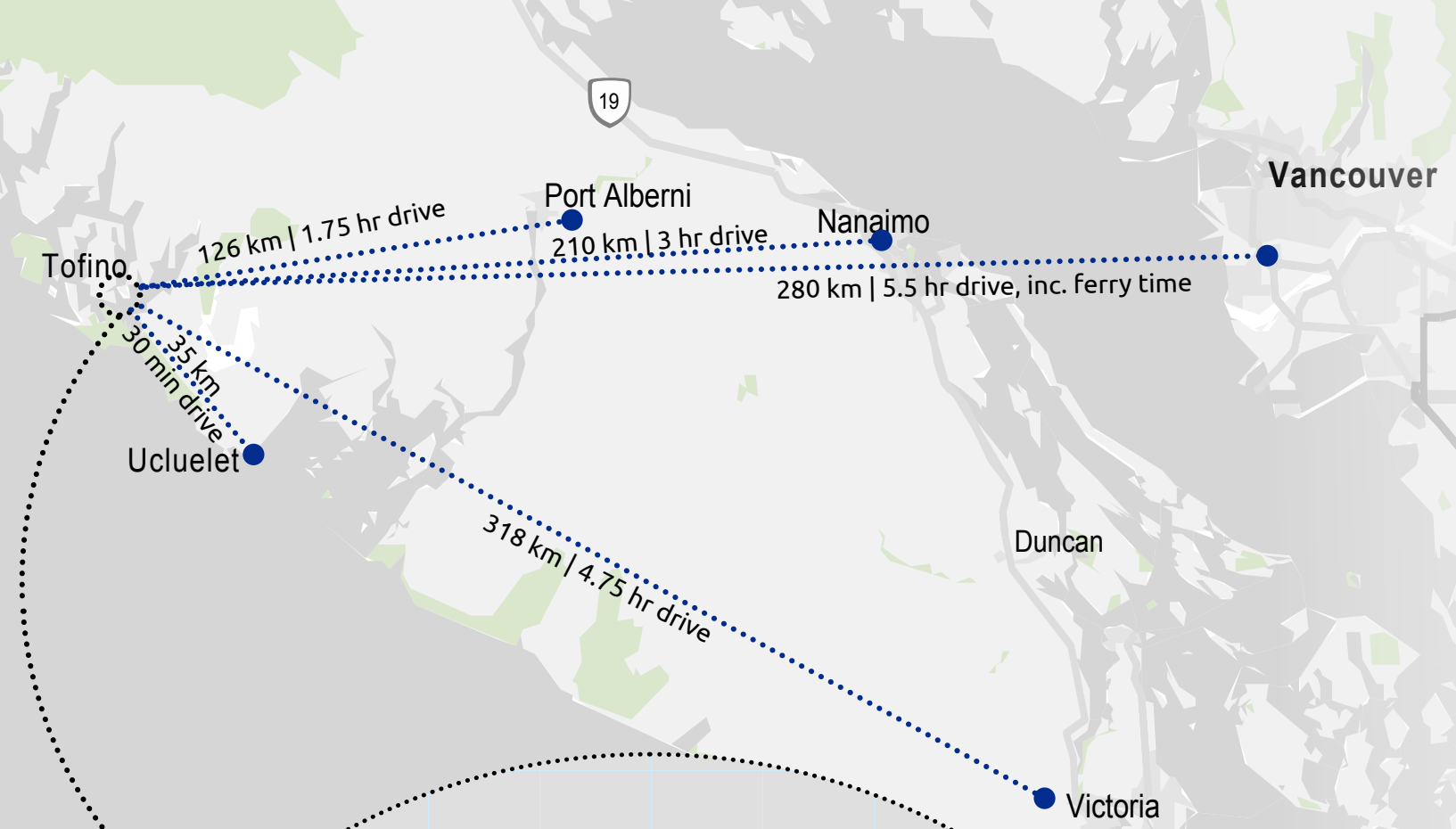
Prominently positioned at the heart of downtown Tofino, this versatile mixed-use property features a total of four commercial units and two residential units. An extensive renovation in 2010 rejuvenated the building, which has since maintained full occupancy. Each unit is individually equipped with its own hydro meter and water meter.

The building showcases an exterior adorned with Cedar siding and Hardy Plank, along with cedar and concrete decks at the front and rear. Access to the upper floors is seamless, thanks to a concrete wheelchair ramp. The commercial units boast heavy-duty aluminum-framed fronts and doors, offering separate electrical services and dedicated washrooms for each unit. Staff entrances, also separate, conveniently connect to the parking lot, with two parking spaces allocated per commercial unit.

The residential units are equipped with built-in laundry facilities and are each allocated a dedicated parking stall.

PROPERTY OVERVIEW

CIVIC ADDRESS	
366 Campbell Street, Tofino	
LEGAL DESCRIPTION	
LOT B, PLAN VIP41714, DISTRICT LOT 114, CLAYOQUOT LAND DISTRICT	
PID	SITE AREA
000-807-486	7,200 square feet
ZONING	
DOWNTOWN CORE 1 - COMPREHENSIVE DEVELOPMENT DISTRICT (CD-DC1)	
PRICE	
Contact list agent	



CAFE/RESTAURANT

- 1. Rhino Coffee
- 2. Shed
- 3. Wolf in the Fog
- 4. The Schooner
- 5. Bravacados
- 6. The Maq/The Bear Beirhaus
- 7. Tuff City Sushi

SHOPPING/SERVICES

- 1. Storm Surf Shop
- 2. Pacific Surf Co.
- 3. Tofino Co-op Fodo Store
- 4. Gaia Grocery
- 5. Aquatic Safaris
- 6. Tofino Sea Kayaks
- 7. Roy Henry Vickers Gallery



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