

FOR SALE

700 29TH STREET, COURTENAY, B.C.

OWNER-OCCUPIER OPPORTUNITY • CENTRAL COURTENAY • 15,404 SF • 0.83 ACRES

NEW PRICE: \$3,950,000 (\$256 PSF)



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CONFIDENTIALITY AGREEMENT



KILPATRICK AVE

29TH STREET (>11,500 VPD)

Marcus & Millichap

OPPORTUNITY

Marcus & Millichap's Western Canada NNN Group is pleased to present the opportunity to acquire 700 29th Street, Courtenay, B.C. Designed with flexible loading and clear ceiling heights, the property accommodates a wide range of business operations and is well-suited for an owner-occupier. Its prominent 29th Street location offers excellent visibility in a growing commercial corridor.

HIGHLIGHTS



OWNER-USER & BUSINESS OPPORTUNITY

Available with vacant possession, with the option to also acquire the existing appliance business and inventory.



HIGH EXPOSURE LOCATION

High-profile 29th Street exposure with over 11,500 vehicles per day (VPD), in close proximity to Driftwood Mall and the Cliffe Avenue retail corridor.



CEILING HEIGHTS

Roughly 20' clear height, with the showroom area currently built out with an 11' suspended ceiling.



LOADING DESIGN

Equipped with a declining ramp, 12-foot overhead loading door, and 4-foot dock-height floor.



OPEN-SPAN LAYOUT

14,504 SF main floor plus 900 SF mezzanine with minimal interior partitions, providing an efficient floor plate.



DURABLE CONSTRUCTION & SITE FEATURES

Built in 2000 with 8-inch masonry block walls, a heavy concrete slab foundation with poured footings, and a torch-on membrane roof, the property is fully equipped with sprinkler and HVAC systems, a 4-foot concrete loading dock, 34 paved parking stalls, and landscaped frontage.



SALIENT DETAILS

Address:	700 29th Street, Courtenay, B.C.
Legal Description:	LOT A, PLAN VIP60720, SECTION 67, COMOX LAND DISTRICT
PID:	023-027-100
Year Built:	2000
Zoning:	C-2 – Commercial Two Zone
OCP:	Urban Centre
Land Size:	0.83 Acres
Parking:	34 Stalls
Rentable Area:	Showroom Area: 12,254 SF
	Warehouse Area: 2,250 SF
	Mezzanine: 900 SF
	Total: 15,404 SF
Environmental:	A Phase I Environmental Site Assessment (ESA) was completed in September 2025 and is available upon execution of the Confidentiality Agreement.
NEW PRICE:	\$4,450,000 \$3,950,000 (\$256 PSF)



PROPERTY PHOTOS



LOCATION OVERVIEW

COMOX VALLEY

The **Comox Valley** stands out as **one of British Columbia's fastest-growing regions**, fueled by a robust and diversified economy.

**Factors Driving Ongoing Population Growth**

- Strong economic growth
- Affordable housing
- Strategic position as the transportation hub of the mid-island

**Key Employers Fueling Growth**

- 19 Wing CFB Comox
- School District 71
- North Island Hospital Comox Valley
- Mt. Washington Alpine Resort

COURTENAY

Courtenay, the vibrant urban and cultural hub of the Comox Valley, serves a population of over 28,000 people within the city limits and is part of the larger Comox Valley area, which has a population of approximately 72,000 people.

The recently constructed North Island Hospital, adjacent to North Island College has been a significant draw to the area’s health care & social assistance industries; Courtenay is undergoing significant investment in order to accommodate for its steady growth.

**North Island Hospital**

Largest hospital on the northern half of Vancouver Island (Built 2018)
Capital Cost: \$606 M
Over 40,000 SF (153 beds)

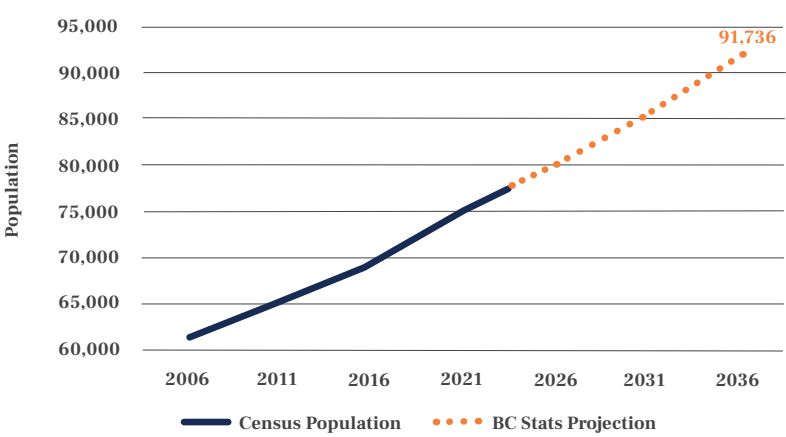
**North Island College**

9,000 students
Two future student housing buildings (\$66M Investment)

**Comox Valley Airport**

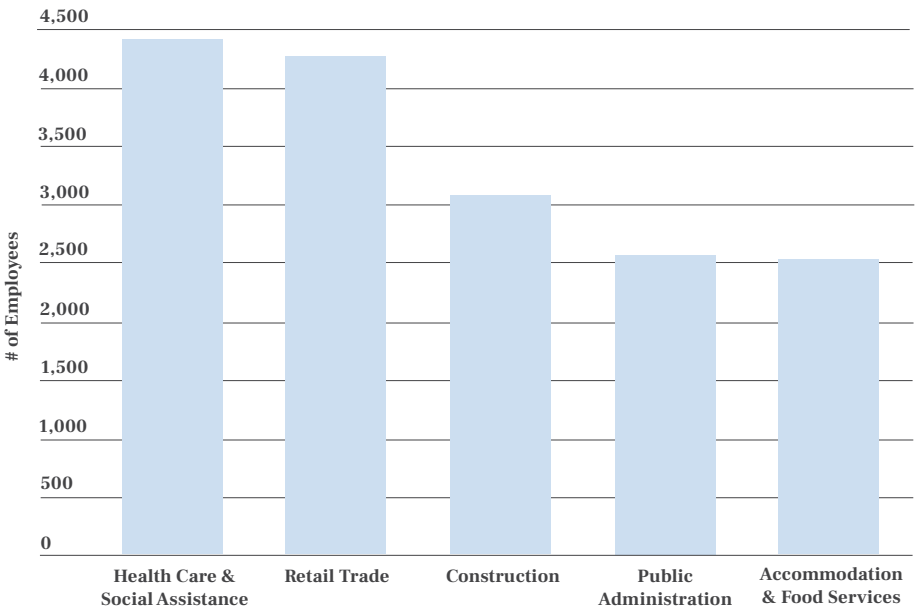
Direct flights everyday to Vancouver, Calgary, and Edmonton
Recent renovations of >\$160,000

Comox Valley Population



Source: Statistics Canada

Comox Valley Top Five Employment Sectors (by number of employees)



SURROUNDING CONSIDERATIONS | COURTENAY

1	Midas & Kal Tire
2	Popeyes, Burger Factory, Papa John's, Vape Street
3	Fabricland
4	Sherwin-Williams, 7-Eleven
5	Chevron Gas Station
6	Glacier View Plaza: Wendy's, Tim Hortons, Shell, Lordco, Whitespot
7	Esso
8	A&W
9	Driftwood Mall: Canadian Tire, London Drugs, Landmark Cinemas, Dollarama, Quality Foods, Mid Island Liquor, Valhalla Pure Outfitters, CIBC, Coles
10	McDonald's, Petro-Canada
11	H&R Block
12	Rexall
13	Courtenay Crossing: Thrifty Foods & Liquor, Starbucks, Shell, KFC, Browns Socialhouse
14	SmartCentres Courtenay: Walmart Supercentre, McDonald's, Winners, Best Buy, Sport Chek, Mark's, Bosley's, Dollarama, Bulk Barn, Penningtons, Booster Juice, Sleep Country Canada



COURTENAY OVERVIEW



Urban and Cultural Hub
of the Comox Valley Regional District



Population Growth of
10.10% (2019-2024)



Flight Time Courtenay to Vancouver
31 Minutes



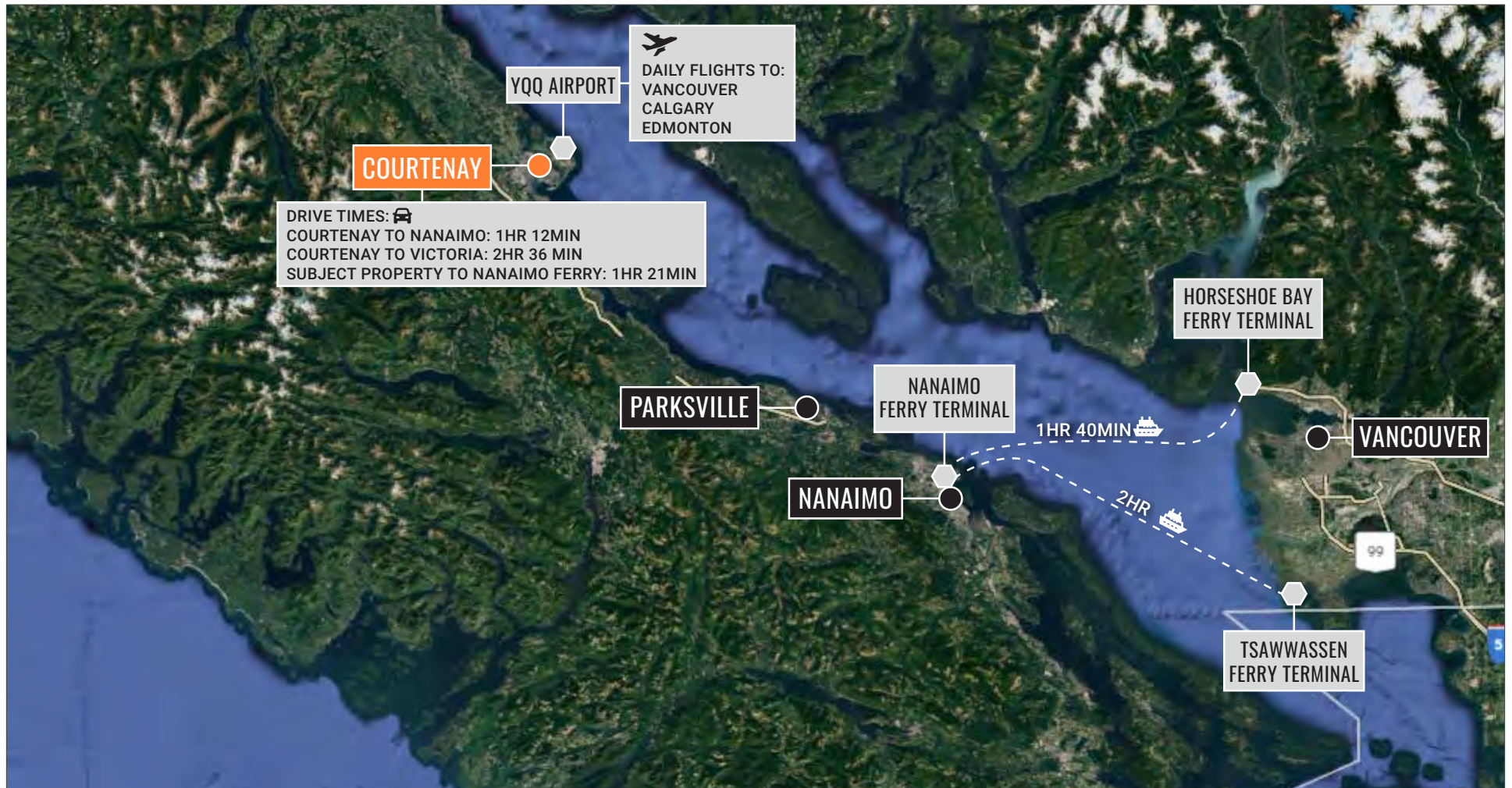
Services a trade area of over
72,000 people (Comox Valley)



High Household Income of
>\$108,000 Per Annum



Projected Population Growth:
7.00% (2024-2029)



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