



# FOR SALE

## 3407 3<sup>RD</sup> AVENUE

PORT ALBERNI, BC

**100% VACANT**  
CENTRALLY LOCATED FREESTANDING COMMERCIAL BUILDING



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### LOCATION

Port Alberni is situated on the west coast of Vancouver Island, 96 km northwest of the City of Nanaimo via Highway 19 and Highway 4. The subject property is located at the northeast corner of 3rd Avenue and Dunbar Street in the Southport area of Port Alberni, BC. Commercial development in Port Alberni is divided into several neighbourhoods. The older area includes Southport and Northport. Southport is centred around the Argyle and 3rd Avenue intersection and extending several blocks in either direction. Northport includes the Johnston Road corridor from about Helen Street to Victoria Quay. Port Alberni is a major centre for the forest industry with the establishment of the MacMillan Bloedel Mill in 1947. Fishing, tourism, government and service industries are also factors in the economy.

### SALIENT DETAILS

<b>LEGAL DESCRIPTION</b>	LOT 16, BLOCK 51, DISTRICT LOT 1, ALBERNI DISTRICT, PLAN 197-B also known as LT 15-17 BLK 51 DL 1 ALD, PLAN VIP197B			<b>ACCESS</b>	Vehicular access to the subject property is off Dunbar Street and both alley ways to the east and north		
<b>PARCEL IDENTIFIER</b>	002-597-390			<b>SIZE</b>	Building Floor	12,654 sf	
<b>IMPROVEMENTS</b>	The subject is a large, concrete block, commercial building currently demised into three separate retail units. The former Acklands-Granger space which makes up the majority of the building is demised into a retail / showroom, staff area, office area and two large storage areas				Plus Mezzanine #1	971 sf	
<b>LOT SIZE</b>					Mezzanine #2	1,127 sf	
					Mezzanine #3	545 sf	
				<b>ELECTRICAL</b>	400 amps, 120/208, 3-phase system		
				<b>ZONING</b>	C3 – Service Commercial		
				<b>OCP</b>	General Commercial		
				<b>2018 BC ASSESSMENT</b>	\$503,000		
				<b>2018 PROPERTY TAXES</b>	\$9,512.89		
				<b>ASKING PRICE</b>	\$575,000		



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