

Rural location, backing onto the Tsolum River

4767 Headquarters Rd
\$1,365,000



This split zoning property is extremely rare - in a rural location just outside of town and backing onto the Tsolum River, yet within the City of Courtenay. The front portion has a Commercial C-2A zoning, which is currently leased to an antiques store, it's in Year 4 of a 5-year Lease. This building is 3600 sq ft, additional unfinished 3600 sq ft in basement. The 2nd lease space, just under 5,000 sq ft, has been in operation at this location since 1985 in the older warehouse building, tenant operates a vintage used car parts outlet, primarily for mail order, very little traffic at the physical site. There is also a 2-storey home, just under 1400 sq ft with an unfinished basement, currently rented and has views to the Southwest over the field towards the river with R1-A zoning for the remainder of the property. Close to Vanier High school, the curling rink, equestrian facilities, also the gateway to Mt Washington ski resort, generating a lot of drive by traffic. A complete package.

Area	Courtenay City	Age	1940
Bedrooms		Taxes	13121
Bathrooms		Tax Year	2021
Lot Size	174240	MLS#	904388
Floor Space		Parking	



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