

For Sale: Single Tenant Commercial Property

2070 Island Hwy

Campbell River, Vancouver Island

\$875,000 Canadian



- High traffic and high visibility location
- access from two major highways
- adjacent property also available
- long-term tenant

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OPPORTUNITY

This 0.297 acre property is on a high traffic corner, with a well-established tenant in place in the 4521sqft two-storey building on property.

- ▲ Class A Interiors automotive and boat upholstery, a well-known business in Campbell River, has been a long-term tenant on the property.
- ▲ The property offers a large amount of parking, with additional secured area around the buildings.
- ▲ High visibility from the highway intersection and good traffic locally to River Sportsman and the car wash next door.



SALIENT DETAILS

Address: 2070 Island Highway, Campbell River BC

Legal Description: Lot A District Lot 66 Sayward District Plan VIP76568

PID: 025-934-767

Year built: approx. 1949, with several different businesses over the years

Zoning: C-4 Commercial Four

Land Size: 0.297 acres = 12,917sqft*

Building Size: 4,521sqft

Rental Rate: \$13.00/sqft (no lease) based on 4,057sqft

Price: \$875,000

*per BC Assessment





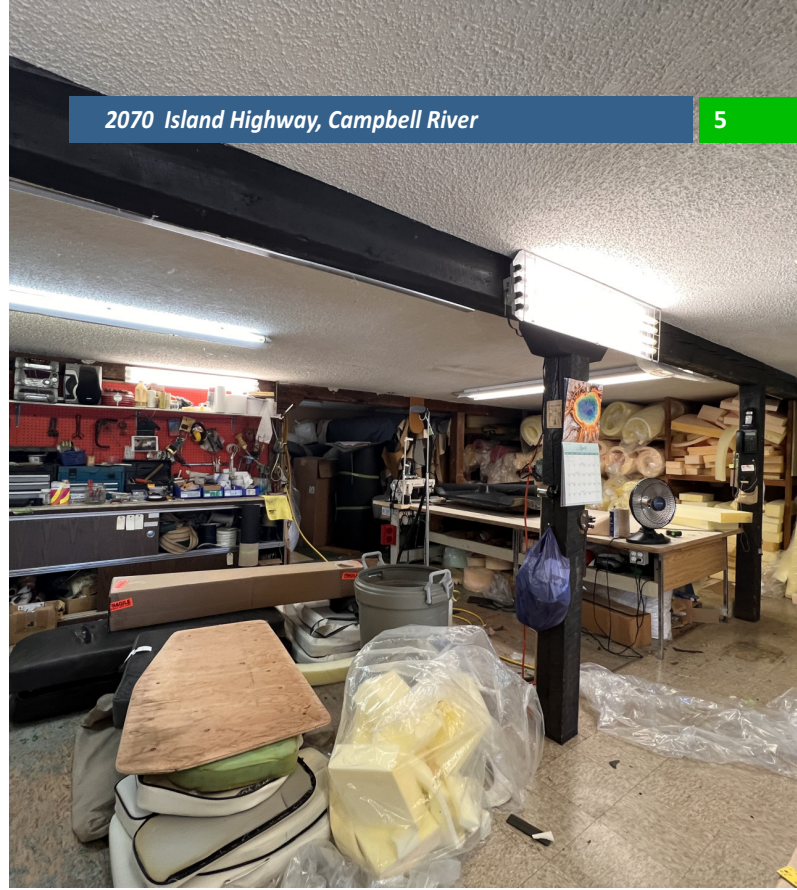
CAMPBELL RIVER

The City of Campbell River sits on the 50th parallel, at the halfway point on the eastern shores of Vancouver Island. With a population of approx 37,500 it is the third-largest city on the island, and as a service hub for the communities of north Vancouver Island it has a larger reach of approx 60,000.

With an unrivaled public shoreline along Discovery Passage and as the gateway access to the Discovery Islands, Strathcona Park and all points west and north, Campbell River is ideally situated for service-oriented businesses. As many of these outlying communities are reached by driving on gravel roads, vehicle-related services are especially well-suited.

As a service hub, Campbell River provides services and amenities to companies and workers, as well as serving as home base for many of those companies and their staff. There is a growing senior population here, and Campbell River is definitely a chosen destination for those seniors looking to move to Vancouver Island.

Transit includes flights from Vancouver to the Campbell River Airport, float plane service from all major coastal hubs, and Highways 19, 19A and 28 which access the city from Victoria in the south, Port Hardy in the north, Gold River on the west coast, and all points in between. BC Ferries runs a regular 7 day schedule from Campbell River to Quadra Island.



MARKET OVERVIEW

Location and Accessibility

Located on central Vancouver Island, exactly half way between Victoria and Port Hardy, on the major Highway Routes 19 and 19A and at the start of Highway 28. With all major services and amenities, including an excellent school district and a major hospital completed in 2017, Campbell River is an excellent consideration.

Drive Time:

Victoria 3.5 hours

Port Hardy 3.5 hours

Gold River 1 hour

Mt. Washington Ski Resort 50 minutes

Development and Growth

There are several anchor retail developments in Campbell River, including Discovery Harbour Mall and Mariner Square, along with a major Home Depot building centre and Walmart Super Centre across the street from each other. There are also neighbourhood shopping plazas in Timberline Village and Willow Point, with another planned for Jubilee Heights. Over the last 10 years there has been consistent commercial and multi-residential development throughout Campbell River. The new construction and capital projects initiated and/or completed in this time have generated optimism for the city and residents, who anticipate continued growth in the City with many projects currently in the planning stages.

Lifestyle and Attractions

Renowned for its salmon fishing, Campbell River is also a central hub for outdoor enthusiasts, boaters, hikers and campers. Embracing its coastal location, the city is home to numerous walking trails and parks, including the much loved and well-used Rotary Seawalk, a paved multi-use trail which runs the length of Campbell River's foreshore.

Offering Location and Accessibility

2070 Island Highway is located on the north side of Island Highway 19A, and 19th Avenue runs along the north of the property providing easy street access. The general area is primarily commercial services and light industrial, with some residential along the river and the edge of this area. Close businesses include a Chevron gas station across the highway and River Sportsman, a very well-known and popular outdoor store, across 19th Avenue. Adjacent to this property is 2060 Island Hwy, with a 24/7 touchless carwash business. This lot and business is also available for sale.

CHEVRON
GAS
STATION

HIGHWAY 19
(INLAND ISLAND
HIGHWAY) Victoria

WILLOW
MINI
STORAGE

CENTRAL
CONSTRUCTION
MATERIALS
STORE

HIGHWAY 19A
(ISLAND HIGHWAY)
downtown Campbell River

HIGHWAY 28
Gold River

LASERWASH
CARWASH

SUBJECT
PROPERTY

HIGHWAY 19
(INLAND ISLAND
HIGHWAY) Port Hardy

RIVERSPORTSMAN
OUTDOOR
STORE





The BC Oceanfront Real Estate Team



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Zoning: C-4
City of Campbell River

Taxes (2025): \$11,469

Latitude: 50° 2'W

Longitude: 125° 16'N

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Best efforts have been made to provide the most current and accurate information from sources believed to be reliable. Buyers should verify any information that is important to them to their sole satisfaction.