

Office Space to Lease



#104 - 300 St. Ann's Road **\$12.00/sqft + \$8.30/sqft Canadian**
Campbell River, Vancouver Island

This 850sqft office space is on the first floor above secure underground parking in the attractive Pacific Plaza at 300 St. Ann's Rd in Campbell River. Centrally located in downtown Campbell River, this building is situated near City Hall and benefits from the green space across the street that sits below City Hall in addition to close proximity to all the services, restaurants and shops of downtown.

SHELLEY McKAY

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ED HANDJA

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Helping you is what we do.™



There are 2 dedicated secure underground parking spaces for this unit, and additional limited parking is available on the street. The building is well-maintained and nicely landscaped. There is a mix of residential and office units, with the residential units on the upper floors. The offices share a common entrance, which is locked on weekends and after hours. An elevator is available from the parking level.

Unit 104 offers 2 nicely-sized offices, a lunchroom, 2 piece bathroom and reception area, all connected with a small hallway. This unit would comfortably fit 6 work desks. The large windows in both offices offer views across downtown, with some ocean views of Discovery Passage, and let in lots of natural light.

There is central heating and cooling with the furnace in unit, as well as baseboard heaters. The lunchroom has a sink and space for a mini-fridge and microwave, along with cupboards for storage.



Base lease rate is \$12.00 per square foot, with additional costs of \$8.30 per square foot.

This is an attractive, popular strata building with good management and long-term tenants. It is close to the city centre yet safe and secure. The strata takes care of regular maintenance of the building and the grounds, including interior common area cleaning.

The beautiful community of Campbell River is located on the east coast of central Vancouver Island between Strathcona Park to the west, and the Discovery Islands to the east. Serving a city population of approximately 37,000, Campbell River is also the service centre for the communities on northern Vancouver Island.



850sqft office space | Centrally located in downtown Campbell River





The city has all services and amenities, including a large hospital, a North Island College campus, rec centres, museums, major shopping anchors and a wide variety of smaller shops, a vibrant restaurant and food culture, and a growing arts community. Renowned for its amazing forests and easy access shoreline, the city prides itself on the popular paved sea walk that runs along the oceanfront as well as the forest trails which surround the community.





#104 - 300 St. Ann's Rd, Campbell River

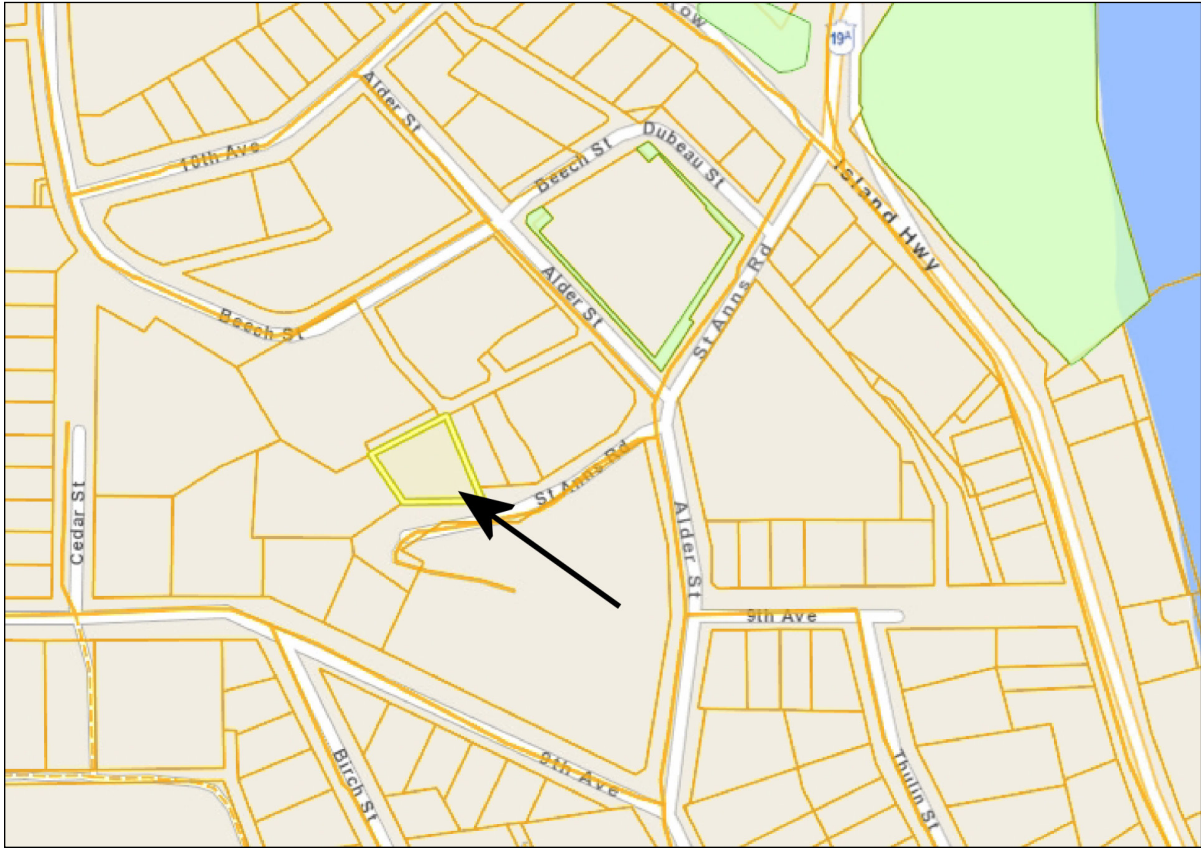
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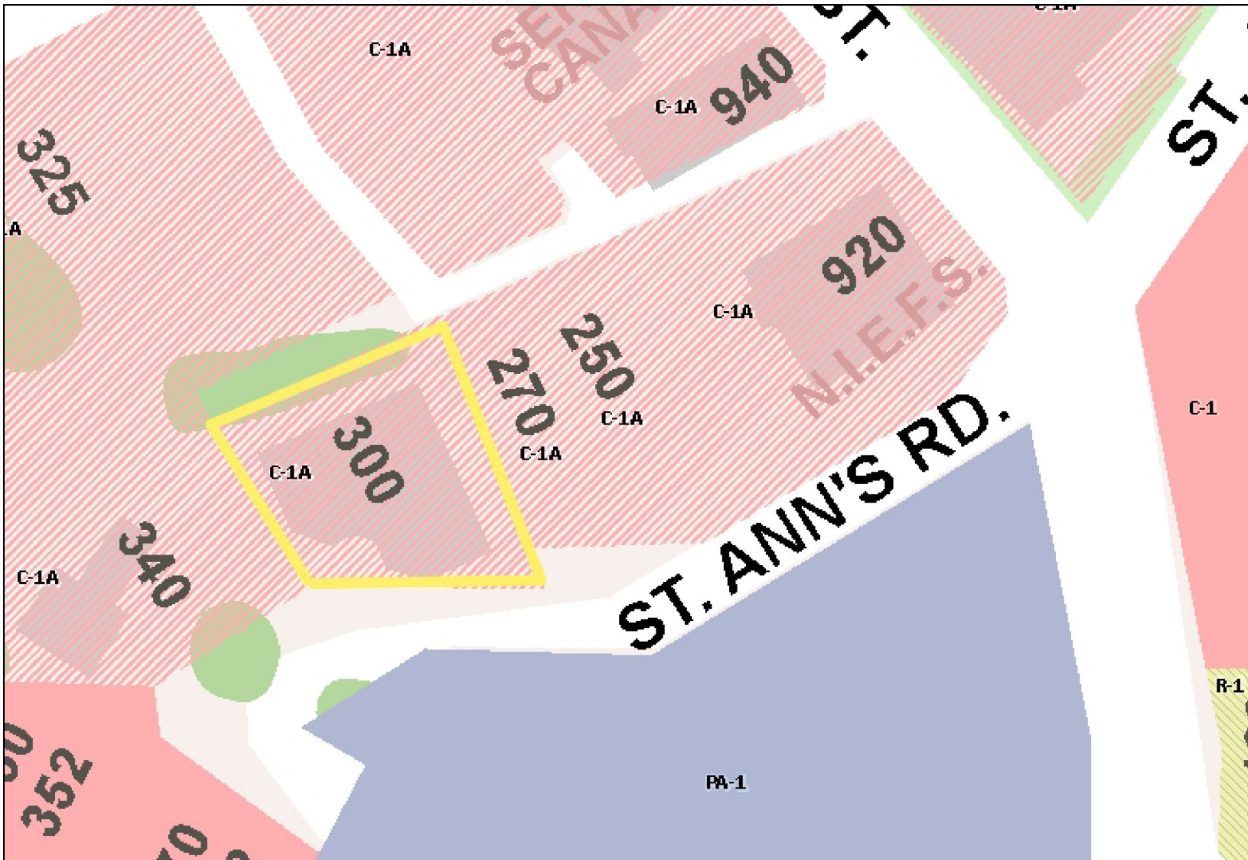


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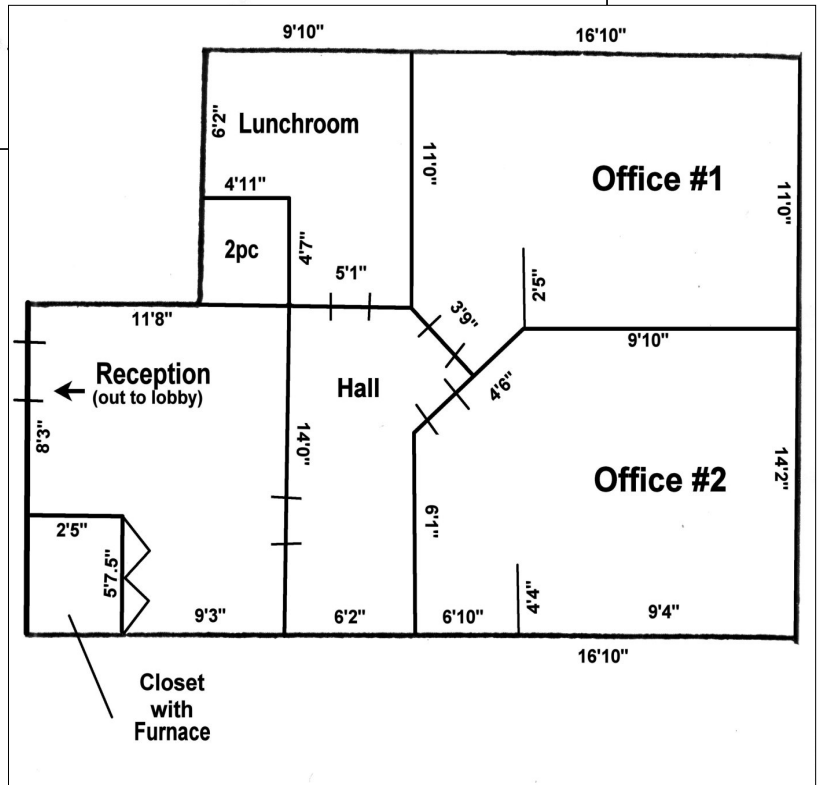
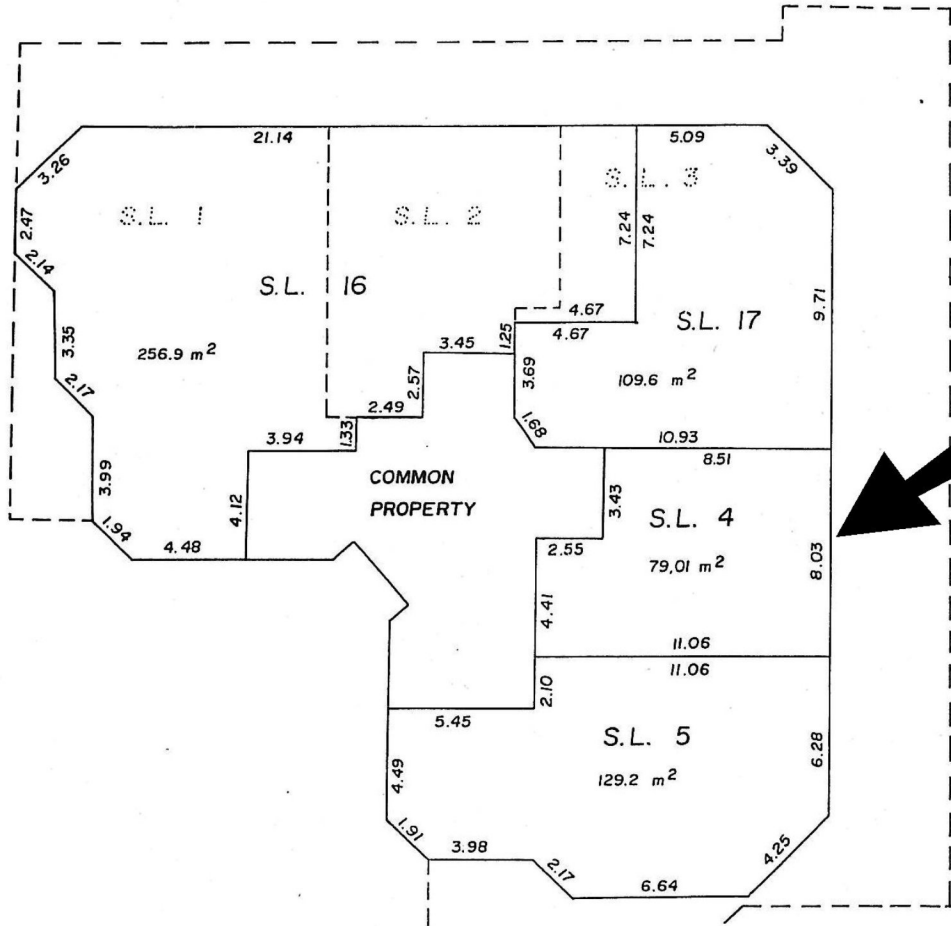








GROUND FLOOR





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104 - 300 St. Ann's Rd Campbell River BC V9W

4C6
 MLS® No: **952875** \$12 Active



Centrally located office space, adjacent to City Hall. Unit 104 offers 2 offices, lunchroom, 2 piece bathroom and reception area. The large windows in both offices offer views across downtown, with some ocean views of Discovery Passage, and let in lots of natural light. There is central heating and cooling with the furnace in unit, as well as baseboard heaters. The lunchroom has a sink and space for a mini-fridge and microwave, along with cupboards for storage. Base lease rate is \$12.00 per square foot, with additional costs of \$8.30 per square foot. There are 2 dedicated secure underground parking spaces for this unit, and additional limited parking is available on the street. The offices share a common entrance, which is locked on weekends and after hours. This is an attractive, popular strata building with good management and long-term tenants. The strata takes care of regular maintenance of the building and the grounds, including interior common area cleaning.

MLS® No: **952875**
 Status: **Active**
 Area: **Campbell River**
 DOM: **85**
 Sub Type: **Office**
 Pend Date:

List Price: **\$12**
 Orig Price: **\$15**
 Sub Area: **CR Campbell River Central**
 Sold Price:
 Title: **Leasehold/Strata**

Interior

Beds:	Baths:	Kitchens:	Fireplaces:	Storeys: 3
FinSqFt Total:	UnFin SqFt:	SqFt Total: 850	Basement: No	Addl Accom:
2pc Ensuites:	3pc Ensuites:	4+pc Ensuites:	Beds or Dens:	Laundry:
Layout:		Appl Incl:		
Heating: Heat Pump		Cooling: Air Conditioning		
Intr Ftrs:				

Exterior/Building

Built (Est):	Front Faces:	Storeys: 3	Bldg Warranty:
Construction:		Foundation:	Roof:
Lgl NC Use: No	Access: Road: Paved		Bldg Style:
Exterior Ftrs:			

Lot

Lot SqFt: 850	Lot Acres: 0.02	Dimensions:	Shape:	Water:
Park Type:	Park Spcs: 2	View: Ocean	Waterfront:	
Carport Spcs:	Garage Spcs:			
Sewer:	Restrictions:	Services:		
Lot Ftrs:				

Legal/Public Records

Assessed: \$120,200	Assess Yr: 2024	Taxes: \$2,510	Tax Year: 2022
PID: 017-134-137	Roll No:	Zoning: C1 - A	Zone Desc:
Plan Number:	Lot: Block:	District Lot:	Land District:
Legal Description: Leased Premises			

Strata

Strata/Pad Fee:	Strata/Pad Fee Year:	Prop Mgr:	Mgr Phone:
Complex:	Bldgs/Cmplx:	Str Lots/Cmplx: 14	Str Lots/Bldg: 14
Balc SqFt:	Patio SqFt:	LCP SqFt:	Stor SqFt:
Park SqFt:	Park Incl:	Park Cmn Sp:	Park LCP Spc:
Depr Rpt?:	Plan Type:	Lvl's in Unit:	Unit's Level:
Rent Allwd?:			
Yngst Age:			
Pets Allwd:			
BBQs Allwd:			
Smoking Byl:			
Unit Incl:			
Assmt Incl:			
Shrd Am:			

The BC Oceanfront Real Estate Team



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Zoning: C1-A (Commercial One-A)
City of Campbell River

Taxes (2022): \$2,510.00

Latitude: 50° 1'W

Longitude: 125° 14'N

www.bcoceanfront.com

ROYAL LEPAGE Advance Realty
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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.