



1175 Cliffe Ave Courtenay BC

\$2,999,000

Prime time location for this .90 acre MU-2 property In Courtenay City core. Ripe for redevelopment this gently sloping site sets up perfectly for Infill development and mixed use, both commercial/residential rentals or build-out and sale. Extremely high traffic location on Cliffe Ave with 3 Ingress points from 12th street and Cliffe. City of Courtenay has very proactive property tax Incentives for redevelopment with 5 year tax exceptions (ask listing agent) and current owners have done some exploratory work with architect for mixed use designs for the site. Phase 2 completed and on file (ask your agent). Stunning amount of parking on site plus bus routes, bike lanes, shopping, restaurants and retail in direct area. Views from upper floors will be fantastic (main floor commercial with multi-floor residential up) and this fits perfectly within the City of Courtenay's updated OCP. Call your agent today.

Listing Presented By:



Originally Listed by:
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