



# 1241 Ironwood St Campbell River BC

\$4,599,900

Located in a busy area of Campbell River BC, this opportunity consists of 2 Separate parcels of land (totaling approx. 2.09 Acres), 3 single story buildings containing 18 Commercial rental units (approx. 27547 sq. ft of rentable space). Current Cap rate is approximately at 5.9%. There is plenty of upside as current rents are slightly below market rate and there is room for additional buildings on the site. Historically the vacancies have been few and far between. The zoning C-1 provides many uses and possibilities. Recent upgrades include repaving a portion of the lot as well as some painting upgrades.

Listing Presented By:



Originally Listed by:  
Royal LePage-Comox Valley (CV)

jamie@jamieedwards.ca



**RE/MAX Ocean Pacific Realty**

2230A Cliffe Ave., Courtenay, BC,  
V9N 2L4

Phone: 250-702-5950

Fax:

corony@shaw.ca