



## 3413 3rd Ave Port Alberni BC

\$899,900

Large Commercial building located on main corner of a high traffic area. 3 separately titled lots, Lot 15,16 and 17. Located within steps of Port Alberni's new waterfront development possibly giving endless opportunities. Could be 4 separate units with their own storefronts and loading docks. Plenty of parking surrounding the building. C3 Commercial zoning has a widespread amount of different uses such as service, office and retail uses. C3 Commercial Zoning allows for retail, wholesale, woodworking, warehouse, building supply, amusement establishment, shop, medical or veterinary offices, dwellings and many more. Recent new roof and 800 AMP electrical. 14,656 sq. ft. concrete block commercial building has had several addresses in the past and could easily be 4 storefront units with loading doors. A great business opportunity.

Listing Presented By:



Originally Listed by:  
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