



4457 Gertrude St Port Alberni BC

\$499,000

Prime commercial opportunity in the heart of Port Alberni! This versatile C7-zoned building offers 1,000 sq ft of open floor plan on the main level, plus an additional 1,000 sq ft in the basement beautifully updated ready with offices, 2nd bathroom and laundry hookup. Located on high-traffic Gertrude Street just off Johnston Road, the property ensures excellent visibility and accessibility. Features include wheelchair access, electric heat pump for year-round comfort, a robust 200-amp electrical service and onsite parking. Don't miss your chance to establish your business in one of the city's most strategic locations! All measurements are approximate and must be verified if important.

Listing Presented By:



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