



## 4473 Gertrude St Port Alberni BC

\$549,000

Discover this new commercially zoned space situated in one of Port Alberni's highest traffic areas. With too many upgrades to list including a fully permitted non grease laden kitchen and newly refinished hardwood floors this space is thoughtfully designed and ready for your entrepreneurial vision. The large lot with access from both the back alley and Gertrude St leaves plenty of room for parking or future expansion. Wheelchair access, exterior lighting, cooling and a security system ensures easy access, safety and comfort for all your patrons. Downstairs is a blank canvas for storage with a bathroom and office already framed in. 200 amp service, newly installed gas meter, new hot water tank, upgraded plumbing and electrical, freshly painted and spotlessly clean. Buy a building that allows you to focus on your business rather than renovations!

Listing Presented By:



Originally Listed by:  
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