



## 4692 Margaret St Port Alberni BC

\$419,900

Situated on a prominent corner lot with dimensions of 66 x 99 x 77 feet, this exceptional property offers unparalleled visibility and prime road frontage, making it a standout business opportunity. Nestled in a quiet neighborhood overlooking Victoria Quay and Clutesi Haven Marina, and just steps away from the Kitsuksis Dyke Trail, this location combines residential comfort with a wide range of commercial possibilities. The property's C-5 zoning accommodates a variety of business ventures, to transform this current residence into a thriving commercial space. This 2 bedroom home features two renovated bathrooms, an upgraded kitchen, a large bright living room with newer windows, beautifully refinished original hardwood floors that extend throughout the home, and a full unfinished basement. Pre-cut fencing materials are incl. With its prime corner location and move-in-ready condition, this property won't last long. Book your viewing today!

Listing Presented By:



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