



MLS®1022039

## 5036 Argyle St Port Alberni BC

\$699,000

This expansive commercial building presents a rare investment opportunity in the heart of Port Alberni's rapidly developing uptown district. The building has undergone significant renovations, with internal walls already demolished, Hazmat and abatement completed, and the lots surveyed and amalgamated. With developmental permits in place and building permit in principal approved by the city for four residential units upstairs and four work/live units downstairs, this property is primed for redevelopment. Additionally, the property includes space allocated for 8 parking stalls, providing convenience for both residents and businesses. Enjoy stunning Alberni Inlet and mountain views, while being just a short walk from Harbour Quay and popular local restaurants. Zoned C7, this property offers versatile options for both commercial and residential multi-family use, making it an ideal addition to any investment portfolio. All measurements are approximate, verify if important

Listing Presented By:



Originally Listed by:  
REMAX Professionals - Dave  
Koszegi Group

bobby@dkg.ca



**RE/MAX Ocean Pacific Realty**

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

Phone: 250-702-5950  
Fax:  
corony@shaw.ca