



## 512 5th St Courtenay BC

\$749,900

Discover this very unique 1000+ sqft gem in the heart of downtown Courtenay. Classic charm meets modern Convenience with updates throughout and four private parking spaces. The most central property in downtown Courtenay to have both a front and back yard, complete with 560 sqft front deck and 240 sqft of shed storage. Currently occupied month-to-month by a long term commercial tenant who is keen to sign a new multi-year lease. You have plenty of options: Utilize the space yourself, secure a new lease, capitalize on the prime 5th St. frontage and foot traffic with your own business while leasing the office space in the back. Zoned C1, with both multi-family residential and commercial potential, this 5th Street property is a future development goldmine. Setbacks, zoning, and larger lot create the potential for a four storey building with commercial ground floor and residences above with unobstructed views of both glacier and ocean. Potential for 20000 sqft of commercial residential mix

Listing Presented By:



Originally Listed by:  
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