



535 6th St Courtenay BC

\$658,000

Prime commercial office space in the heart of Courtenay! This versatile property is occupied by established tenants, including a law office, financial advisor, and counselling services. Two charming courtyards flanking the central breezeway—ideal for breaks or casual meetings. Parking is effortless, with four dedicated spots at the rear and plenty of convenient street parking nearby. Positioned within walking distance of Courtenay's most popular downtown amenities, this prime space offers outstanding visibility and accessibility. Recent upgrades, forced air with heat pump and new hot water tank, ensure modern comfort and efficiency. Investment, a commercial hub, or a mixed-use opportunity, this property offers endless potential. Keep it fully commercial, convert it to residential, or explore a blend of both. Gross Lease \$3802.83 monthly revenue. Shared kitchen and common areas/reception. All offers to be submitted on commercial listing. Leases are fixed term ending April 27th, 2026

Listing Presented By:



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