



## 571A McPhee Ave Courtenay BC

\$635,000

Situated in the bustling heart of Downtown Courtenay, this distinctive building uniquely merges commercial and residential opportunities, presenting an ideal investment choice. The full duplex, encompassing over 2000 sqft, features a 1100 sqft commercial area on the ground floor, suitable for diverse business endeavours thanks to its advantageous zoning and premier location. Above lies an unoccupied one-bedroom, one-bathroom residence, boasting a contemporary open-concept kitchen with functional appliances, plentiful cabinet storage, and a flexible counter that integrates with the living and dining areas. The home is complemented by a spacious covered deck, perfect for expanding your living area outdoors or creating a city oasis. With both the residential and commercial units currently vacant, there is ample scope for immediate customization and use. This building stands as a superb option for those aiming to blend city residency with potential income generation.

Listing Presented By:



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Engel & Volkers Vancouver Island  
North

kinggroup@evcanada.com



**RE/MAX Ocean Pacific Realty**

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

Phone: 250-702-5950

Fax:

corony@shaw.ca