

FOR SALE | COMMERCIAL
1500 & 1620 ISLAND HIGHWAY
CAMPBELL RIVER, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ **Approximately 1.45 Acres Total**
- ▶ **High Exposure Corner Location**
- ▶ **C-4 Zoned Properties**
- ▶ **Over 400' of Frontage**

Location

The property is strategically located on the corner of Island Highway and Maple Street in the heart of Campbell River. The property is minutes from the marina and the downtown core. Surrounding businesses include Walmart, Home Depot, Canadian Tire, Real Canadian Superstore, White Spot, and Staples to name a few.

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FOR SALE | COMMERCIAL 1500 & 1620 ISLAND HIGHWAY CAMPBELL RIVER, BC

Lot Sizes

1500 Island Highway	210' x 200' = 43,560 SF (1.00 acre)
1620 Island Highway	200' x 100' = 20,000 SF (0.45 acre)
Total	63,560 SF (1.45 acres approx.)

Building Features

1500 ISLAND HIGHWAY (FORMER QUINSAM HOTEL)

- ▶ Vacant paved corner parcel
- ▶ Concrete/metal fencing
- ▶ Planters
- ▶ Enhanced curb appeal
- ▶ Flexible zoning

1620 ISLAND HIGHWAY (FORMER ACKLANDS PROPERTY)

- ▶ 11,587 high exposure concrete block building
- ▶ Many improvements including new electrical/plumbing, multiple washrooms and large walk-in coolers
- ▶ Concrete/metal fencing
- ▶ Sign bands
- ▶ HVAC
- ▶ High-end finishings – no expense spared

Zoning

The properties are zoned Commercial Four (C-4). The zoning provides for a mix of limited retail, service highway, and tourist accommodation commercial services and uses, as well as medium to high density residential uses in the commercial designation areas.

Property Taxes (2023)

1500 Island Highway	\$23,812.46
1620 Island Highway	\$23,476.20
Total	\$47,288.66

Asking Prices

1500 Island Highway	\$3,500,000.00
1620 Island Highway	\$4,200,000.00
Total	\$7,700,000.00



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