

FOR SUBLEASE | RETAIL
450 RYAN ROAD
COURTENAY, BC



- ▶ **2,500 SF Retail Opportunity**
- ▶ **High Exposure End-Cap Location in a Neighbourhood Shopping Centre**
- ▶ **Prominent Pylon Signage**
- ▶ **Available Immediately**

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450 RYAN ROAD
COURTENAY, BC

Location

The premises are located at the busy northwest corner of Ryan Road and Old Island Highway.

Municipal Address

450 Ryan Road, Courtenay, BC

Features

- ▶ Centrally located within the commercial core of Courtenay
- ▶ Numerous restaurants and retailers concentrated nearby
- ▶ Former 7-Eleven
- ▶ Population of 73,000 in Courtenay/Comox
- ▶ Ryan Road traffic – 30,000 vehicles per day

Year Built

1982

Shopping Centre Size

13,737 SF

Size of Premises

2,500 SF

Sublease Rate

Contact agent

Taxes & Operating Costs

\$13.23 PSF (estimate)

Lease Expiry

May 31, 2027



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