

460

COMMERCIAL

FOR SALE
\$499,000.00



#105 – 164 Alberni Highway
Parksville, BC

OPPORTUNITY

Brand new ground floor commercial unit located in mixed-use multi-storey building in downtown Parksville.

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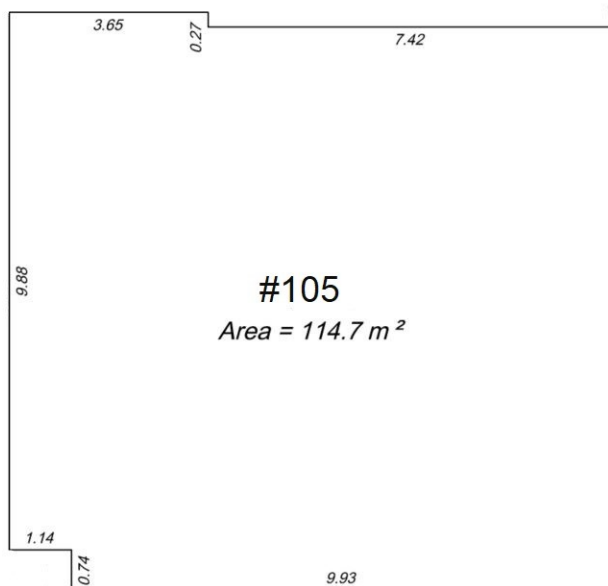
460 Commercial Inc.
2-1551 Estevan Road
Nanaimo, BC

#105 – 164 Alberni Highway Parksville, BC

DETAILS

- This brand new 1,235 Sq. Ft. ground floor commercial unit would suit retail, medical, or an office user.
- This new mixed-use development consists of 5 ground level commercial strata units located below residential condos.
- Other Tenants include a Dental Practice Chiropractor and a Nail Salon Unit 105 is the last remaining unit available for purchase.
- The unit has one assigned parking stall located in the surface parking lot.

FLOOR PLAN



PROPERTY DETAILS

Civic Address

#105 – 164 Alberni Highway

PID

032-141-386

Legal Description

Strata Lot 3, District Lot 14,
Nanoose Station District, Strata
Plan EPS8491 together with an
interest in the common property
in proportion to the unit
entitlement of the Strata Lot as
shown on Form V

MLS #

971795

Year Built

2024

Zoning

C-3

Price

\$499,000

Strata Fees (2024)

\$435.35

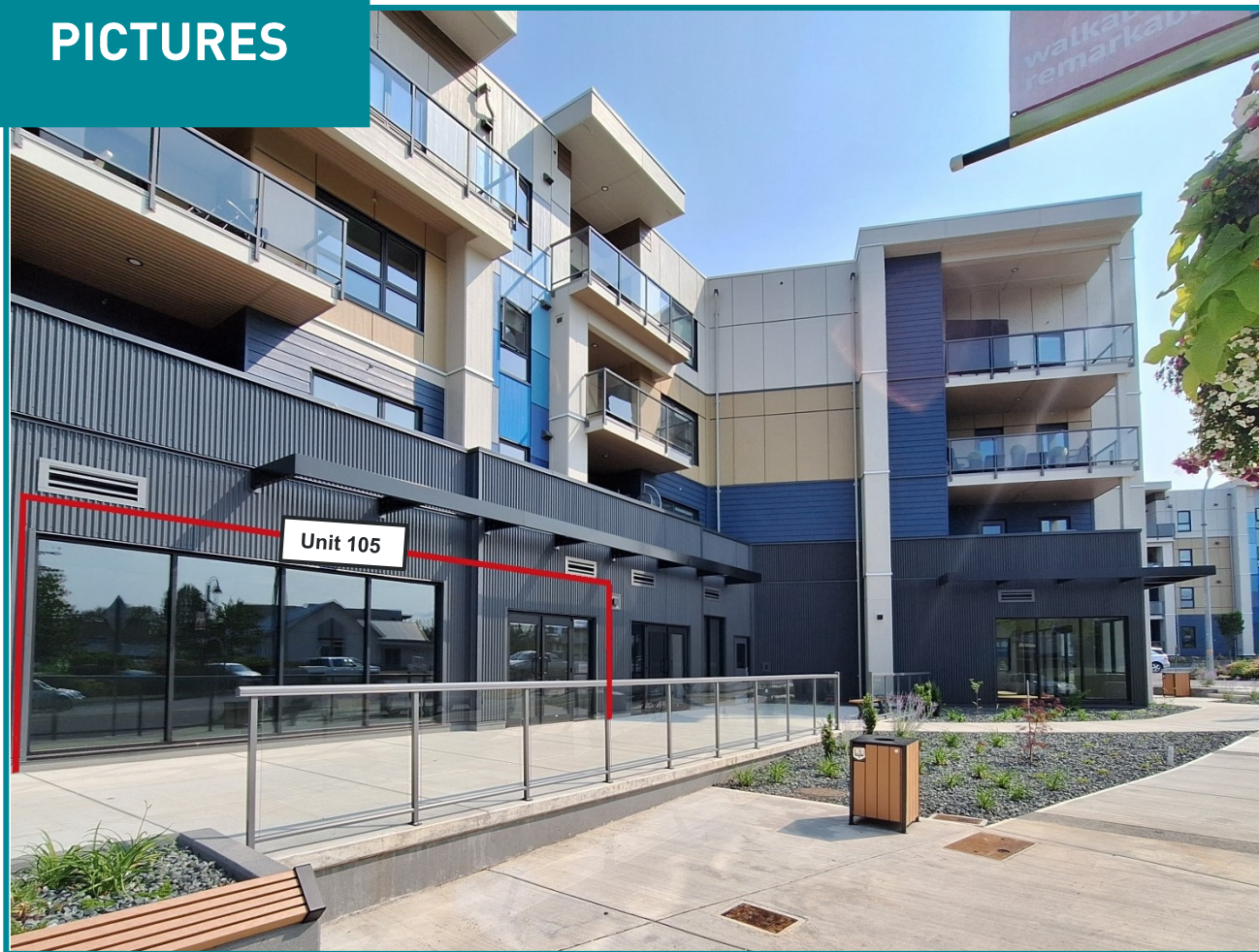
UNIT LOCATION

Alberni Highway

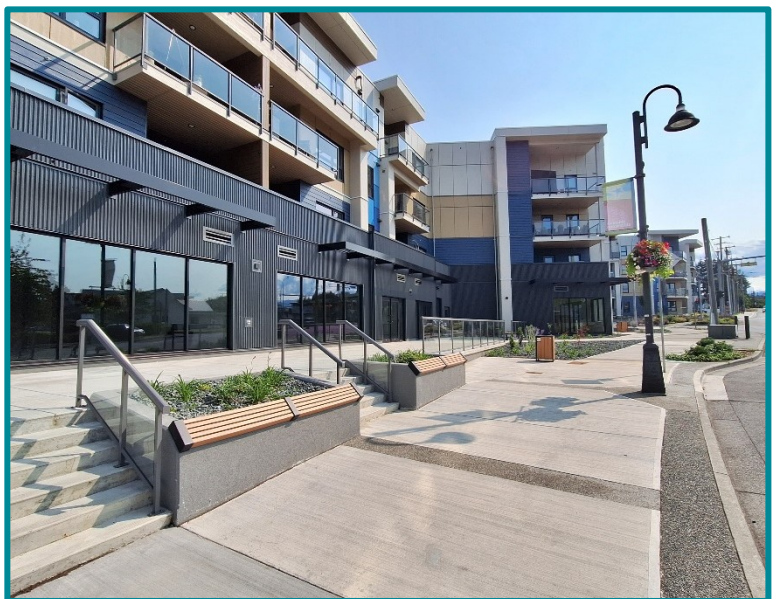
Jensen Avenue



PICTURES



PICTURES



BASE BUILDING CONSTRUCTION

- R25-6" steel stud wall with 2" exterior insulation, effective R-Value: 15.9 h.ft².F/BTU.
- Steel stud demising walls in CRU will be 2-hour rated drywalled and fire taped.
- Floor: reinforced concrete floor slab.
- Ceiling/structure above is 2-hour rated suspended concrete slab.
- Windows: 6mm argon-filled storefront glass with black anodized finish.
- Doors: storefront glass with transoms and rough-in to add access control and auto-openers as required.

EXTERIOR FINISH

- Storefront glazing and corrugated metal panel.

ELECTRICAL

- Each CRU will be provided with a 200 amp, 120/208 volt, 3-phase panelboard.
- Fibre optic cabling is provided to the base building electrical room. A conduit pathway has been provided through which the prospective owners may install cabling of their own choice.
- Minimal fire alarm devices have been provided throughout the CRU spaces. Owner/Tenant to provide all emergency lighting and fire alarm devices per their layout.

MECHANICAL & HVAC

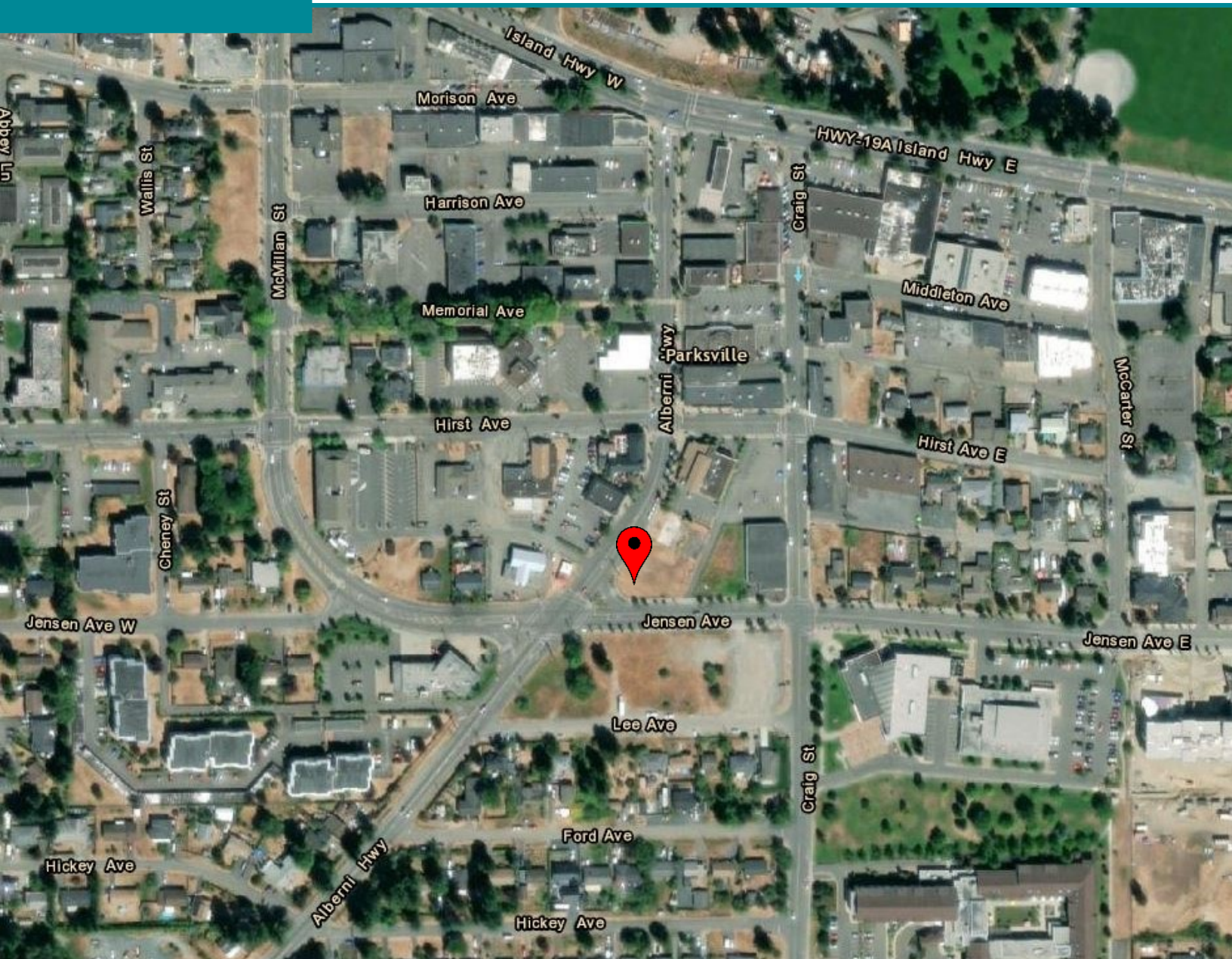
- Ducted carrier heat pump split system for heating and cooling; complete with line piping and refrigerant charge. Outdoor condensing unit will be located on the roof.
- Occupant will need to provide additional refrigerant and condensate piping if units are relocated for Owner/Tenant fit-out.
- Additional cooling and/or heating to be provided by Owner/Tenant, if required.
- 24-hour 7-day programmable heat pump thermostat provided for each indoor unit.
- Supply air/fresh air/exhaust air ducting within the CRU space to be by Owner/Tenant fit-out.
- In-unit plumbing and domestic hot water tank by tenant. CRUs provided with 2" cold waterline (50WSFU).
- (1) 4"Ø sanitary pipe capped off in parkade provided for each space for Owner/Tenant connection.
- 3"Ø capped plumbing vent connection provided within each space.
- Base building for sprinkler system throughout common areas and CRU spaces. Owner/Tenant to configure sprinkler system as per their specific layout.
- (2) 36"x12" louvers provided for intake or exhaust in each space.

PARKING AREAS

- Exterior asphalt surface parking with line painting, curbing, and sidewalks.

MAP

164 Alberni Hwy, Parksville BC V9P 1L9



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