



Colliers

Bute Street

3rd Avenue

For Sale or Lease

7,444 SF Industrial Space

This highly trafficked and visible location is a blank slate for your light industrial needs. With multiple access points; clear delineation between retail/office, and warehouse space; significant mezzanine square footage; and a grade loading door from alley access.

4921 Bute Street | Port Alberni, BC

Asking Price: \$675,000

Asking Lease Rate:

\$8.50/SF \$1.90 Addn

Ben Wedge

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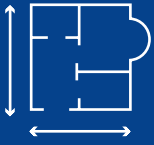
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Associate

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Features



7,444 SF total

(mezzanine in warehouse not included in total square footage)



One grade loading door

(with option for 2nd)



Improved front portion of the building



Gated access to front

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Zoning: M1 – Light Industry

Permitted uses including but not limited to:

- Automotive sales, repair and servicing
- Boat or recreational vehicle sales and repair
- Building supply
- Cannabis standard cultivation, standard processing, micro-cultivation, micro-processing, nursery (Bylaw 5013)
- Cartage and delivery service
- Contractor's shop
- Custom workshop
- Enclosed storage and warehousing, including mini-storage
- Other light manufacturing industry
- Wholesale (excluding wholesalers of scrap and waste materials)