

\$850,000 - 4350 10th Ave, Port Alberni

MLS® #1015798

\$850,000

0 Bedroom, 0.00 Bathroom,
Business on 0.22 Acres

Port Alberni, Port Alberni, British Columbia

Incredible opportunity to acquire a high-exposure commercial property with two successful, turn-key businesses included. Situated on a prominent city corner lot with excellent visibility and traffic exposure, this well-maintained property features over 3,000 sq ft of building space on a generous 9,435 sq ft lot, zoned C3—ideal for a wide range of commercial uses. The site includes a secured rear compound/storage area, offering valuable outdoor workspace or storage rarely available in city settings. The property is home to two established businesses with loyal client bases. The first is a respected glass replacement business with over 25 years of continuous operation, known for quality service and a strong reputation in the community. The second is a thriving sign and graphic shop with a proven track record of delivering creative solutions for local and regional clients. Both operations are fully functional and offer a seamless transition for a new owner, whether you're an entrepreneur looking to step into profitable enterprises or an investor seeking stable cash flow. This turn-key opportunity boasts excellent frontage, ample signage potential, and unbeatable exposure. The location provides easy access to surrounding commercial districts and major routes, drawing both drive-by and destination traffic. With the flexibility of C3 zoning, the site supports continued operation of the existing businesses or future redevelopment to suit a wide array of commercial ventures. Don't miss your chance



to secure a rare investment opportunity that combines real estate ownership with established income-producing assets in a strategic, high-demand location. (id:6289)

Essential Information

Listing #	1015798
Price	\$850,000
Bathrooms	0.00
Acres	0.22
Type	Business
Sub-Type	Freehold

Community Information

Address	4350 10th Ave
Subdivision	Port Alberni
City	Port Alberni
Province	British Columbia
Postal Code	V9Y4X4

Interior

Heating	Forced air
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Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Royal LePage Port Alberni - Pacific Rim Realty
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Listing information last updated on October 30th, 2025 at 3:01pm PDT