

\$1,750,000 - 3330/3344 Johnston Rd, Port Alberni

MLS® #992329

\$1,750,000

0 Bedroom, 0.00 Bathroom,
Other on 1.16 Acres

Port Alberni, Port Alberni, British Columbia

Land Bank Opportunity! Two tandem lots, flat and deep, commanding direct highway access at the epicentre of Port Alberni's rapidly growing commercial hub and primary Gateway entrance. Currently, one lot contains two '50s quads and a "caretaker house," while the other lot holds one single family dwelling. The inherent value is the land and its ULTRA high visibility, convenient position. This package is ideal for "core use" rezoning, permitting a mixed-use development as designated by the City's Planning Department (Buyer to conduct due diligence). Walmart and Canadian Tire centres are directly adjacent on the Alberni highway, and a new MICROTEL First Nations project is scheduled across the street in the Walmart parking area. With dual driveway access, this location eagerly awaits your creative mixed-use concept! Call for information. All measurements are approximate; please verify if important. Sold "as is, where is." All units are currently tenanted. This substantial parcel sits at a major intersection, guaranteeing continuous, high-volume traffic exposure for any future retail or commercial component of your development. The City of Port Alberni's proactive planning initiatives favor vibrant, mixed-use projects in this strategic area, making this a generational acquisition with immense upside potential. The existing month-to-month tenancy provides immediate holding income while you finalize your development plans and navigate the rezoning



process. Future development could include ground-floor retail/office space with residential units above, capitalizing on the high demand for housing and services in the burgeoning Alberni Valley. This represents a critical opportunity to secure a significant footprint in a market poised for exponential growth, driven by key municipal and private investment. Don't let this premier commercial land holding pass you by. Contact me immediately to discuss your vision for this cornerstone property. Sold "as is" (id:6289)

Built in 1951

Essential Information

Listing #	992329
Price	\$1,750,000
Bathrooms	0.00
Acres	1.16
Year Built	1951
Type	Other
Sub-Type	Freehold
Style	Contemporary, Cottage, Cabin, Westcoast

Community Information

Address	3330/3344 Johnston Rd
Subdivision	Port Alberni
City	Port Alberni
Province	British Columbia
Postal Code	V9Y2N5

Amenities

Features	Acreage, Central location, Other
Parking Spaces	10

Interior

Appliances	Refrigerator, Stove, Washer, Dryer
Heating	Electric Baseboard heaters
Cooling	None

Additional Information

Zoning Residential/Commercial

Listing Details

Listing Office REMAX Professionals (NA)



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