

\$1,950,000 - A & B 4805 Mar St, Port Alberni

MLS® #998038

\$1,950,000

0 Bedroom, 0.00 Bathroom,
Office on 0.69 Acres

Port Alberni, Port Alberni, British Columbia

Prime Government-Leased Investment Opportunity in Port Alberni This centrally located downtown building features two long-term government tenants, offering exceptional stability and income potential. The Government of Canada occupies approximately 4,377 square feet, while the Province of British Columbia leases 10,382 square feet—housing Service Canada and WorkBC offices. With excellent street exposure, ample parking, and easy accessibility, this property is ideally positioned in the heart of Port Alberni’s commercial core. The current proforma demonstrates a strong return, with projected cap rates in excess of 7%. A rare opportunity to secure a worry-free, government-backed income stream in a growing Vancouver Island market. (id:6289)

Essential Information

Listing #	998038
Price	\$1,950,000
Bathrooms	0.00
Acres	0.69
Type	Office
Sub-Type	Freehold

Community Information

Address	A & B 4805 Mar St
Subdivision	Port Alberni



City	Port Alberni
Province	British Columbia
Postal Code	V9Y8J5

Amenities

Features	Central location, Corner Site, Other
Parking Spaces	20

Additional Information

Zoning	Unknown
--------	---------

Listing Details

Listing Office	Royal LePage-Comox Valley (CV)
----------------	--------------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 30th, 2025 at 9:01pm PDT