



PARKSVILLE HOUSE

285 Despard Avenue West Parksville, BC

RETAIL LEASING BROCHURE

SITINGS REALTY LTD.

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DAN CLARK Personal Real Estate Corporation

BRANDON SIBAL

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PROJECT SUMMARY

Parksville House is ideally located on the North East Corner of the Alberni Highway and Despard Avenue, Parksville, BC. The subject site contains 142 new residential units along with up to 5,385 square feet of commercial space. The site is immediately adjacent to a new Quality Foods grocery store, Cascadia Liquor and the Parksville Pharmacy. Act fast to secure these primes retail units.

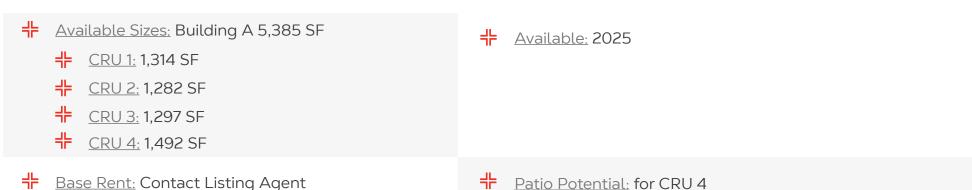


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DETAILS



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- + Additional Rent: Contact Listing Agent
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AREA TENANTS





DEMOGRAPHICS

Drive Time	3 MIN	5 MIN	10MIN
2023 Population	3,015	9,369	23,671
2023 Daytime Population	2,545	9,619	24,384
2028 Populations Projections	3,414	10,033	25,041
2023 Average HH Income	\$80,049	\$80,888	\$90,263
2028 Average HH Income Projections	\$92,966	\$93,796	\$103,917





CONTACT

Commercial Parking: 17 stalls

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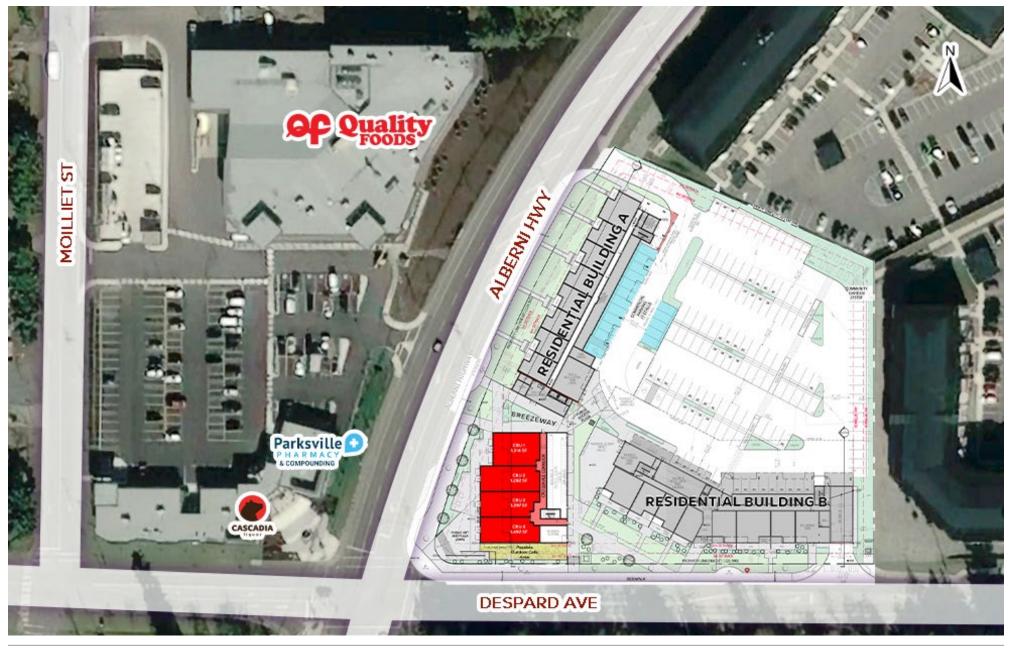
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SITE PLAN



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ALBERNI HIGHWAY NORTH ARROW SIDEWALK 38.0 PROPERTY LINE (408.60') (124.542) 3m SETBACK 6m SETBACK Carl Martin PUBLIC ART AND PLAZA (SRW) BREEZEWAY RESIDENTIAL BUILDING A CRU 1 44.42m BUILDING A- GRND FLR - 8 UNITS 1,314 SF CRU 2 Pa 1,282 SF BLDG A MULTI-PURPOSE CRU 3 1,297 SF CRU 4 BUILDING ABOVE 1,492 SF 6m SETB PUBLIC 0 ACCESS COMMERCIAL BUILDING ABOVE DESPARD AVENUE BUILDING ENCROACHING DRIVEWAY, HEIGHT CLEARANCE FOR GARBAGE/TIRE TRUCK TO BE CONFIRMED PLAZA PARKING DAC 17 STALLS RESTRICTED TO RESIDENTIAL PARKING ONLY 5'-7 1/2" RESIDENTIAL OUTDOOR AMENITY 1.623 SE RESTRICTED TO RESIDENTIAL PARKING ONLY LOADING PLANTER S # CRU's can be combined to 5,385 SF

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GROUND FLOOR PLAN

BUILDING ELEVATIONS

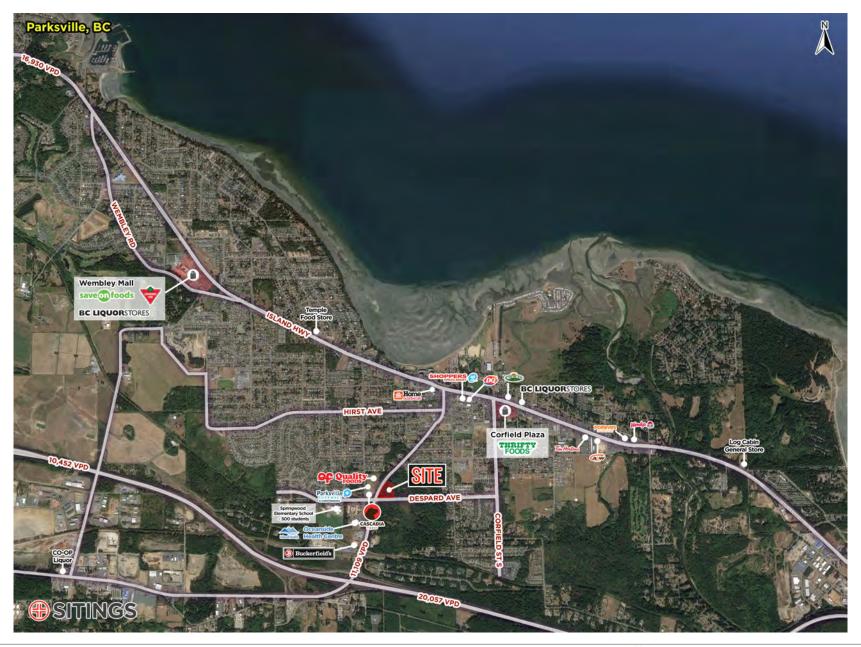




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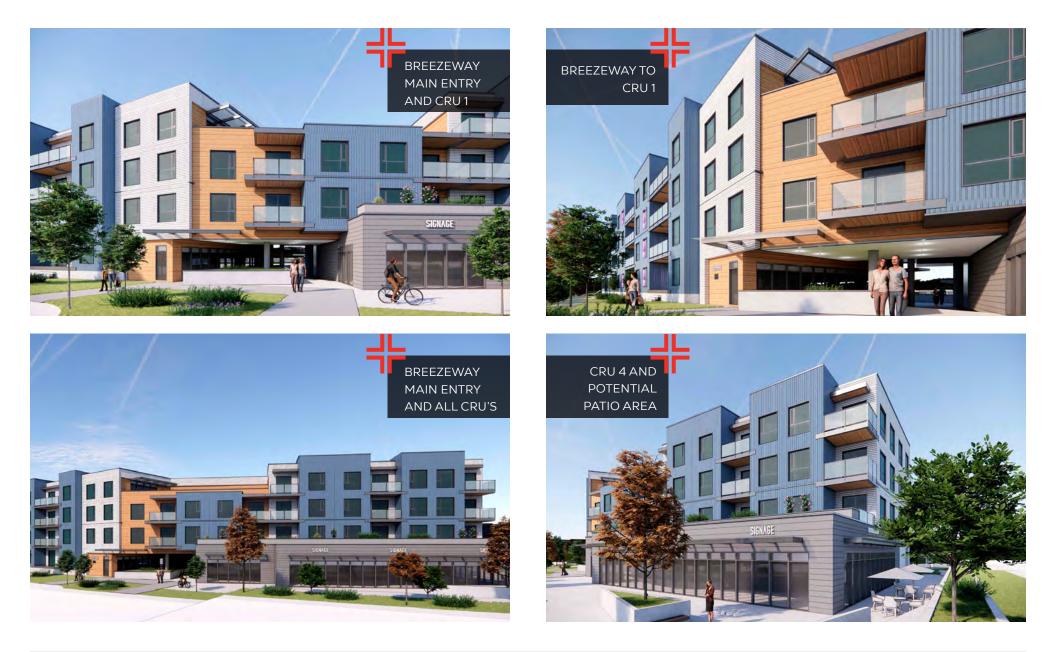
AERIAL



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