

OFFERING MEMORANDUM

FLEX BUILDING - FOR SALE

4918 Napier St, Port Alberni, BC V9Y 3H5

FOR SALE: \$599,000



11,000 SF | 0.35 AC | BUILT IN 1934

BELLCORNERSTONE
Commercial Real Estate

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www.BellCornerstone.com

OFFERING MEMORANDUM

4918 NAPIER ST

Port Alberni, BC V9Y 3H5

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.



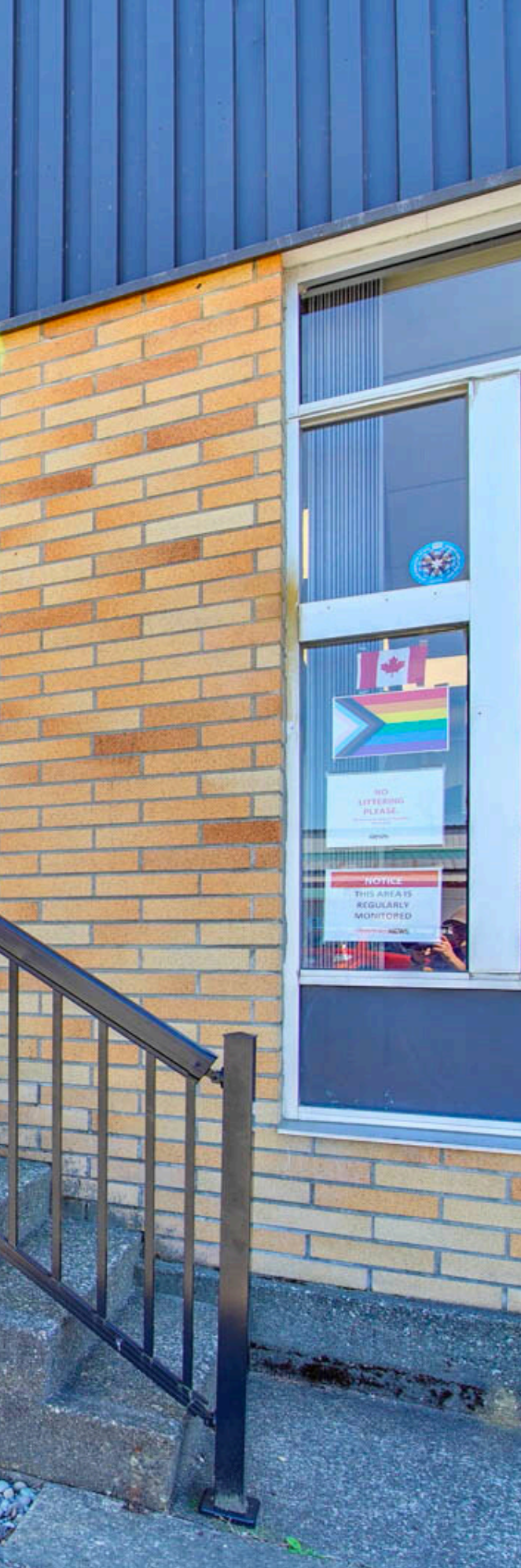


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EXECUTIVE SUMMARY

4918 NAPIER ST

Port Alberni, BC V9Y 3H5

4918 Napier Street, is a flex property, totaling 11,000 square feet and situated on a 0.35-acre lot. The property is in a prime location and presents an exciting investment/owner-user opportunity with several noteworthy features providing flexibility to accommodate a wide range of businesses.



MARKET OVERVIEW

Port Alberni, British Columbia



Situated at the head of the Alberni Inlet, Port Alberni, British Columbia, is a city renowned for its rich industrial heritage, vibrant cultural scene, and picturesque location on Vancouver Island. Historically a major hub for the forestry and lumber industries, Port Alberni's economy has been driven by numerous sawmills and pulp mills. The city also boasts a thriving fishing and aquaculture sector, thanks to its prime location along the Alberni Inlet. In recent years, tourism has become increasingly important, attracting visitors with its stunning natural beauty and diverse outdoor recreation opportunities. Culturally, Port Alberni is a dynamic community with a strong emphasis on arts and heritage. The city hosts various cultural events and festivals, such as the Alberni District Fall Fair and the Salmon Festival, celebrating its community spirit and natural resources. The Rollin Art Centre and the Alberni Valley Museum are key cultural institutions, showcasing local art and history. Additionally, the city's maritime heritage is highlighted by attractions like the Alberni Pacific Railway and the McLean Mill National Historic Site. Geographically, Port Alberni is situated at the head of the Alberni Inlet, surrounded by mountains, forests, and waterways, offering residents and visitors easy access to outdoor activities such as hiking, fishing, and kayaking. Accessible via Highway 4, the city connects to the east coast of Vancouver Island, including Nanaimo and Parksville, through a scenic route. This strategic location, coupled with its rich industrial background and vibrant cultural life, makes Port Alberni a unique and appealing destination on Vancouver Island.



DEMOGRAPHIC SUMMARY

PORT ALBERNI, BC

POPULATION

Port Alberni

18,259

State: British Columbia 5,646,467

MEDIAN AGE

Port Alberni

46.5 Years

State: British Columbia 40.6 Years

MEDIAN HOUSEHOLD INCOME

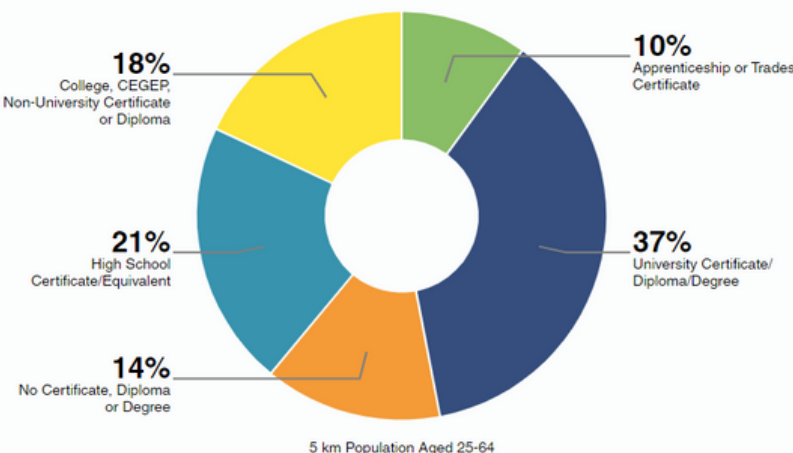
Port Alberni

\$62,800

State: British Columbia \$99,610

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than British Columbia at large.



2023 STATISTICS

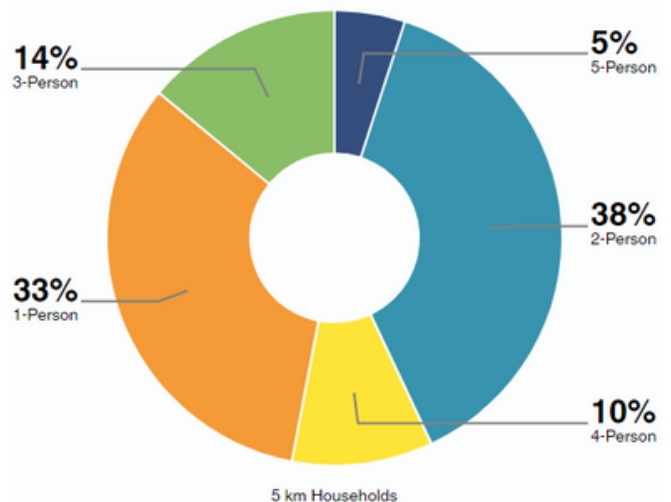
	2 km	5 km	10 km
Population 2023	10,736	21,901	25,057
Total Households	5,130	10,005	11,344
Avg Household Size	2.1	2.2	2.2
Avg Household Income	\$61,644	\$72,327	\$74,208

ECONOMIC INDICATORS

9.9% Port Alberni Unemployment Rate

6.32% Canada Unemployment Rate

HOUSEHOLDS



Port Alberni

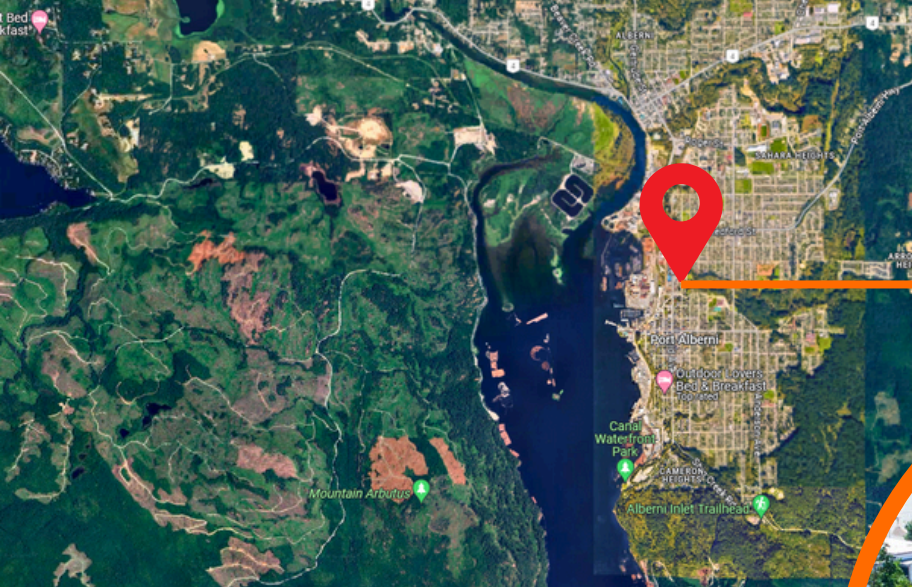
8,451

State: British Columbia 2,041,830



Average Household Size

LOCATION OVERVIEW



AIRPORT PROXIMITY

Nanaimo Airport (YCD): Located in Cassidy, about 91 km (57 miles) southeast of Port Alberni, YCD offers regular domestic flights to Vancouver, Calgary, and other destinations, providing connections to major Canadian cities and beyond.

Comox Valley Airport (YQQ): Situated around 112 km (70 miles) northeast of Port Alberni, YQQ provides domestic flights to Vancouver, Calgary, and Edmonton.

Tofino-Long Beach Airport (YAZ): Located approximately 90 km (56 miles) west of Port Alberni, YZA mainly serves charter and seasonal flights, with services focused on connecting travelers to the Tofino and Ucluelet regions.

Vancouver International Airport (YVR): Located in Richmond, BC, about 180 km (112 miles) east of Port Alberni, accessible via ferry from Nanaimo or Tsawwassen, YVR is one of Canada's busiest airports, offering extensive domestic and international flights.



HIGHWAY ACCESS

Highway 4 is the main highway serving Port Alberni, connecting it to other key destinations on Vancouver Island. Traveling east on Highway 4, you can reach the east coast of Vancouver Island. Heading west on Highway 4, the highway continues to the Pacific coast, leading to destinations such as Tofino and Ucluelet.

Local Roads and Access

In addition to Highway 4, several well-maintained local roads connect various parts of Port Alberni and its surrounding areas, facilitating intra-city travel. The route along Highway 4 is known for its scenic views, passing through lush forests, mountains, and alongside lakes, making the drive itself a notable experience.

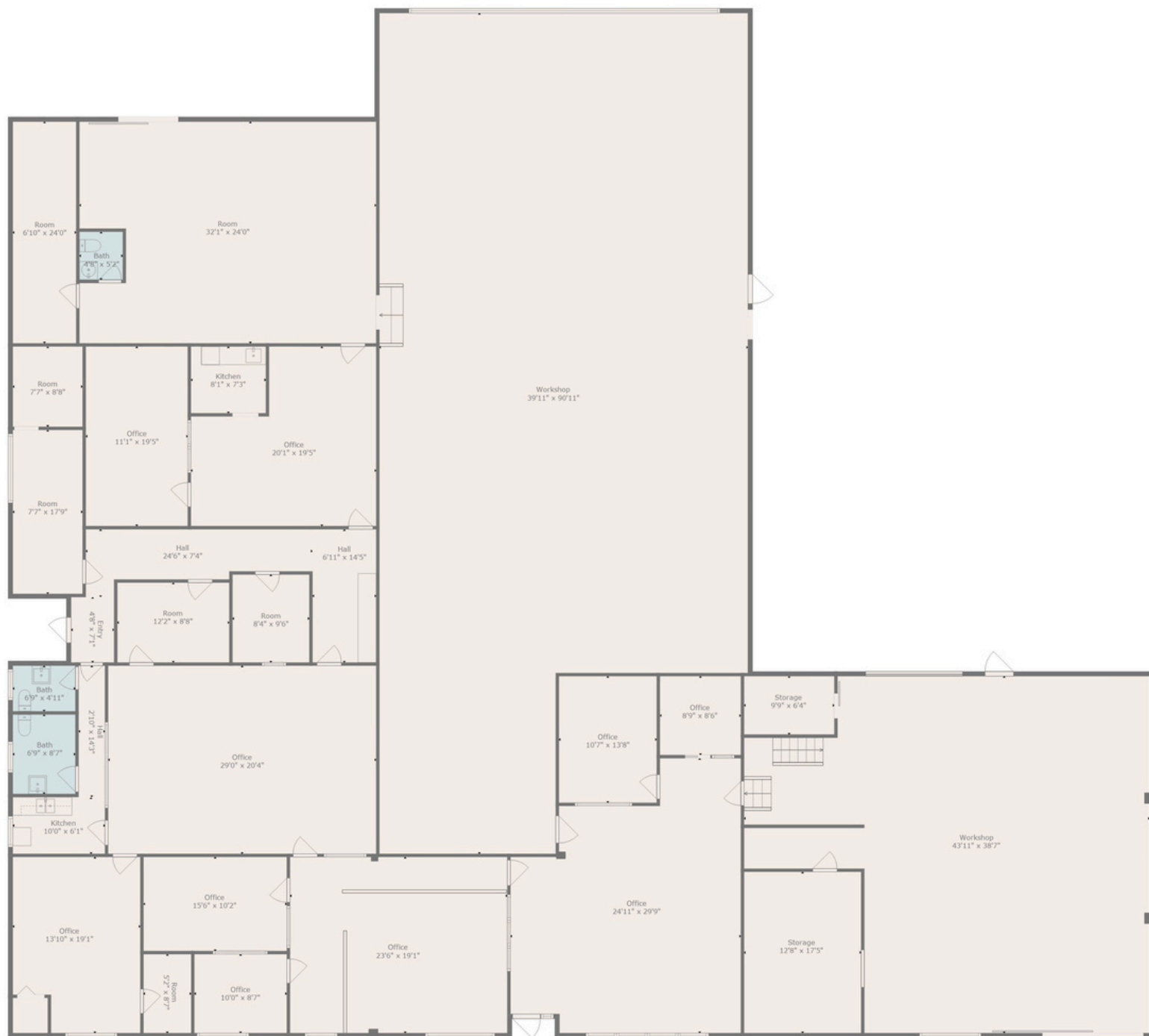
SITE OVERVIEW

SITE

Property Type:	Flex
Year Built:	1934
Renovated:	2020
Building SF:	11,000
Floors:	1
Acres:	0.35
Overhead Doors:	3
Office Clear Height:	9'



FLOOR PLAN

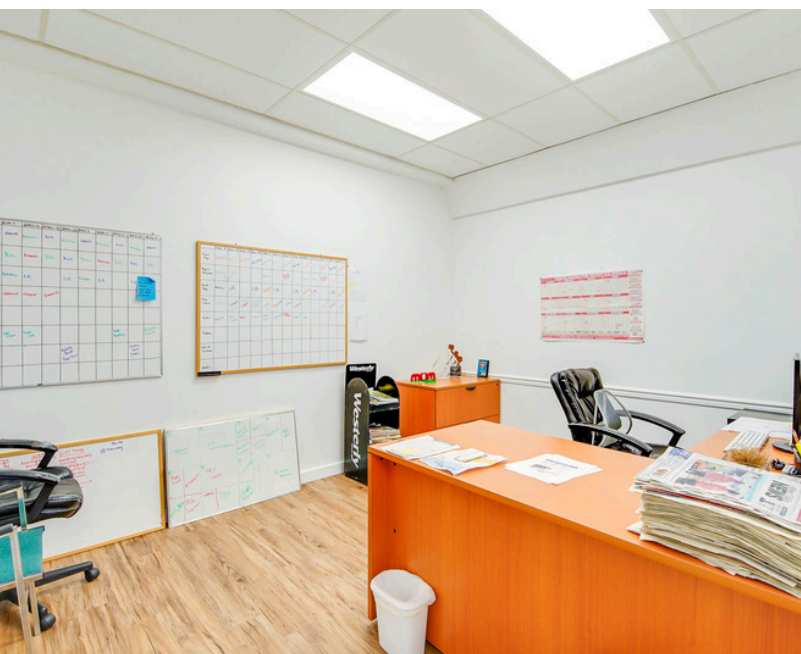
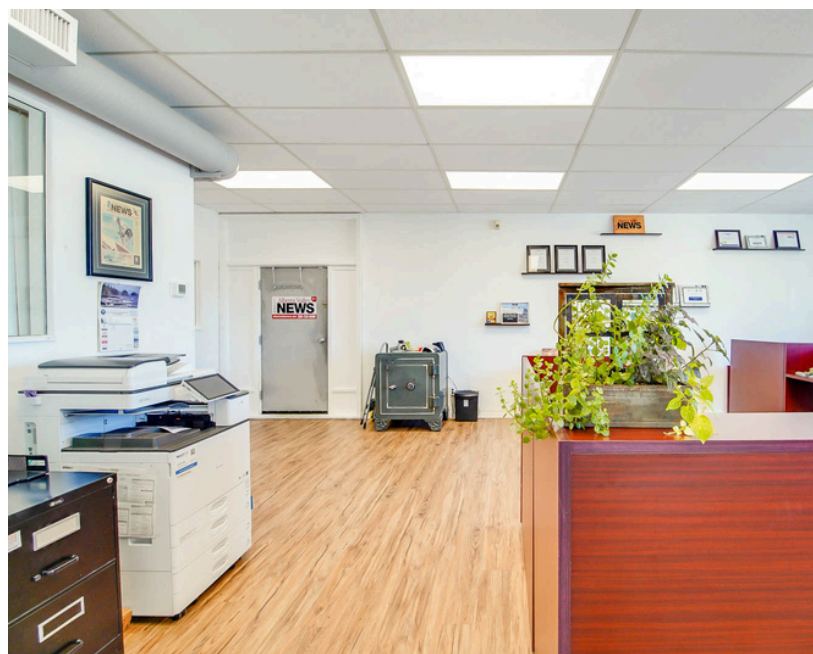


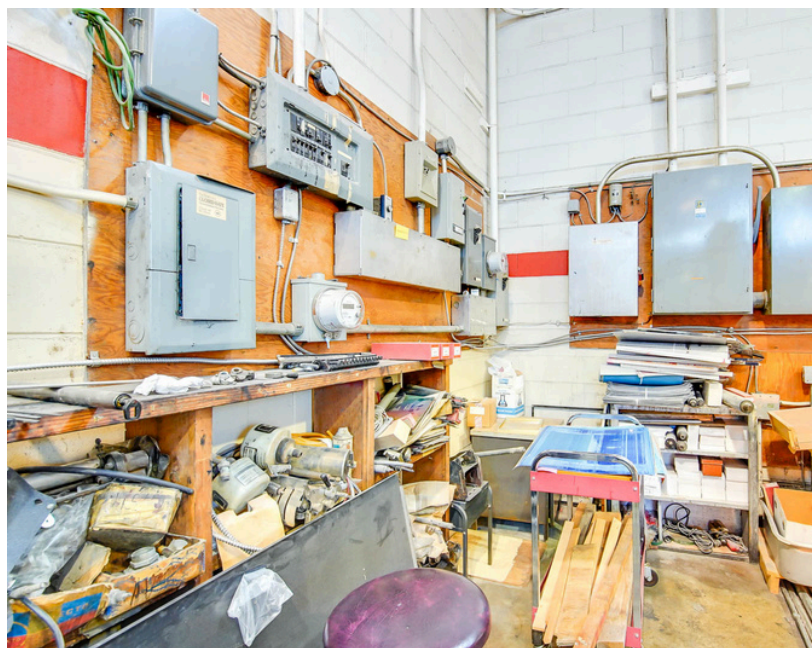
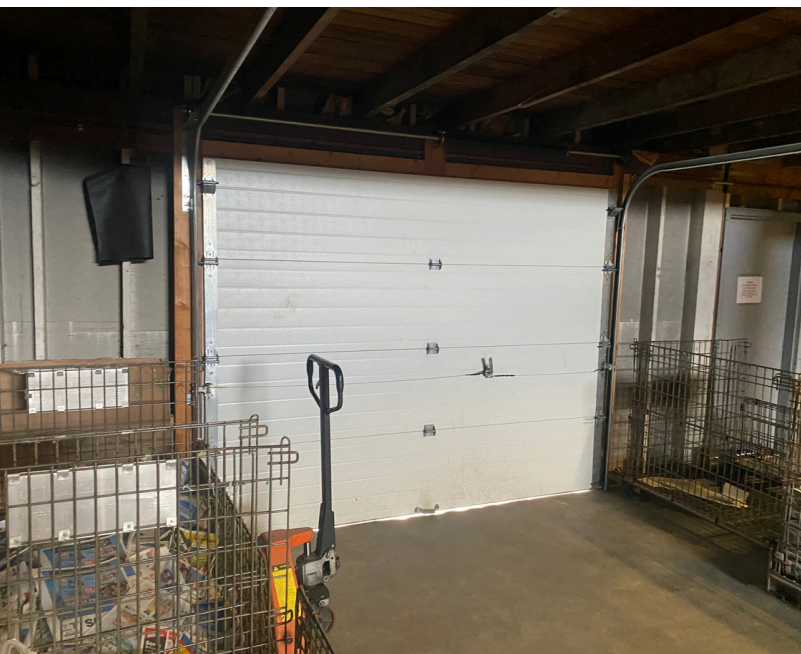
TOTAL: 4782 sq. ft

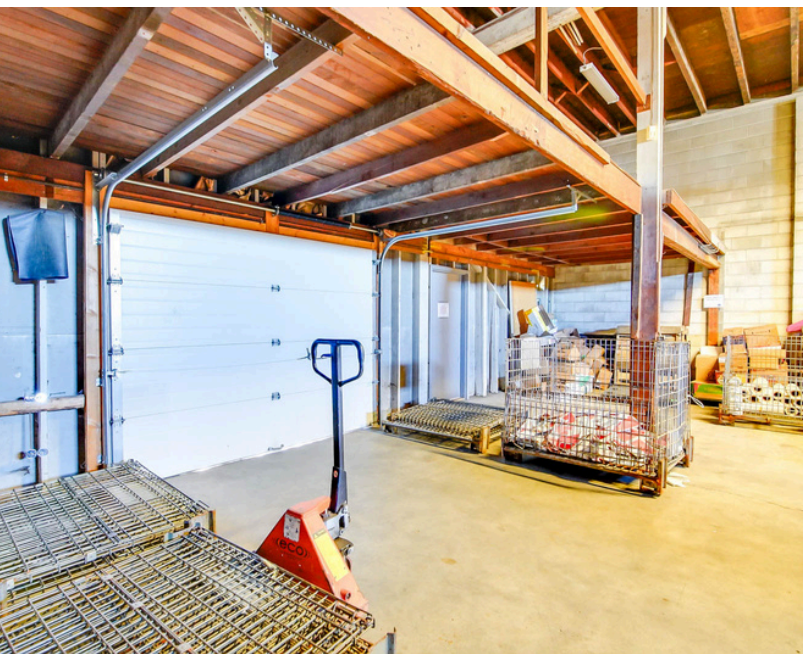
FLOOR 1: 4782 sq. ft

EXCLUDED AREAS: WORKSHOP: 4632 sq. ft, STORAGE: 283 sq. ft, ROOM: 233 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.











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