



Office Space | For Lease

951 Fitzgerald Avenue

COURTENAY, BC

PRIME DOWNTOWN LOCATION NEAR FITZGERALD &
CUMBERLAND RD.

CBRE

951 Fitzgerald Avenue
Courtenay, BC

Professional Office Space with On-Site Parking in Courtenay's Downtown Core

Professional, medical, and wellness offices; retail and personal services; consulting; tech/creative studios; administrative, financial, and educational uses; health and therapy services.

Property Details



AVAILABLE AREA
1,882 SF to 4,276 SF



AVAILABILITY
Immediate



BASIC RENT
Starting at \$18.00 per SF



ZONING
C-1



ADDITIONAL RENT
\$6.50 per SF (2025 estimate)



PARKING
Large On-site Parking Lot

Office Space | For Lease



Newly renovated interior with modern finishes.

CBRE Limited is pleased to present the opportunity to lease up to 4,256 sq. ft. of newly renovated, professional-grade office space at 951 Fitzgerald Avenue in downtown Courtenay. The property offers bright, flexible layouts suitable for professional services, medical, wellness, and office users, with the ability to lease the full building or demised units of 1,937 sq. ft. and 2,319 sq. ft.



Tenants benefit from abundant on-site parking, prominent signage along Fitzgerald Avenue, and exceptional walkability to restaurants, retail, and essential services. Located just off the Fitzgerald and Cumberland intersection, the space combines visibility, accessibility, and versatility for a wide range of business needs.



Space Features



Work Space

- Bright, modern workspace with extensive window lines and natural light.
- Newly renovated interiors with upgraded finishes throughout.
- Flexible floorplans suitable for office, medical, wellness, or service-based users.
- Efficient two-storey layout with practical demising options (1,882 SF & 2,376 SF).
- Individually controlled HVAC units for personalized climate control.



Building Amenities

- Rare on-site parking availability in downtown Courtenay.
- Exterior signage exposure along Fitzgerald Avenue.
- Upgraded mechanical and electrical systems (aligned with renovation scope).
- Professional property management ensuring responsive maintenance.
- Modernized common areas and refreshed exterior presentation.

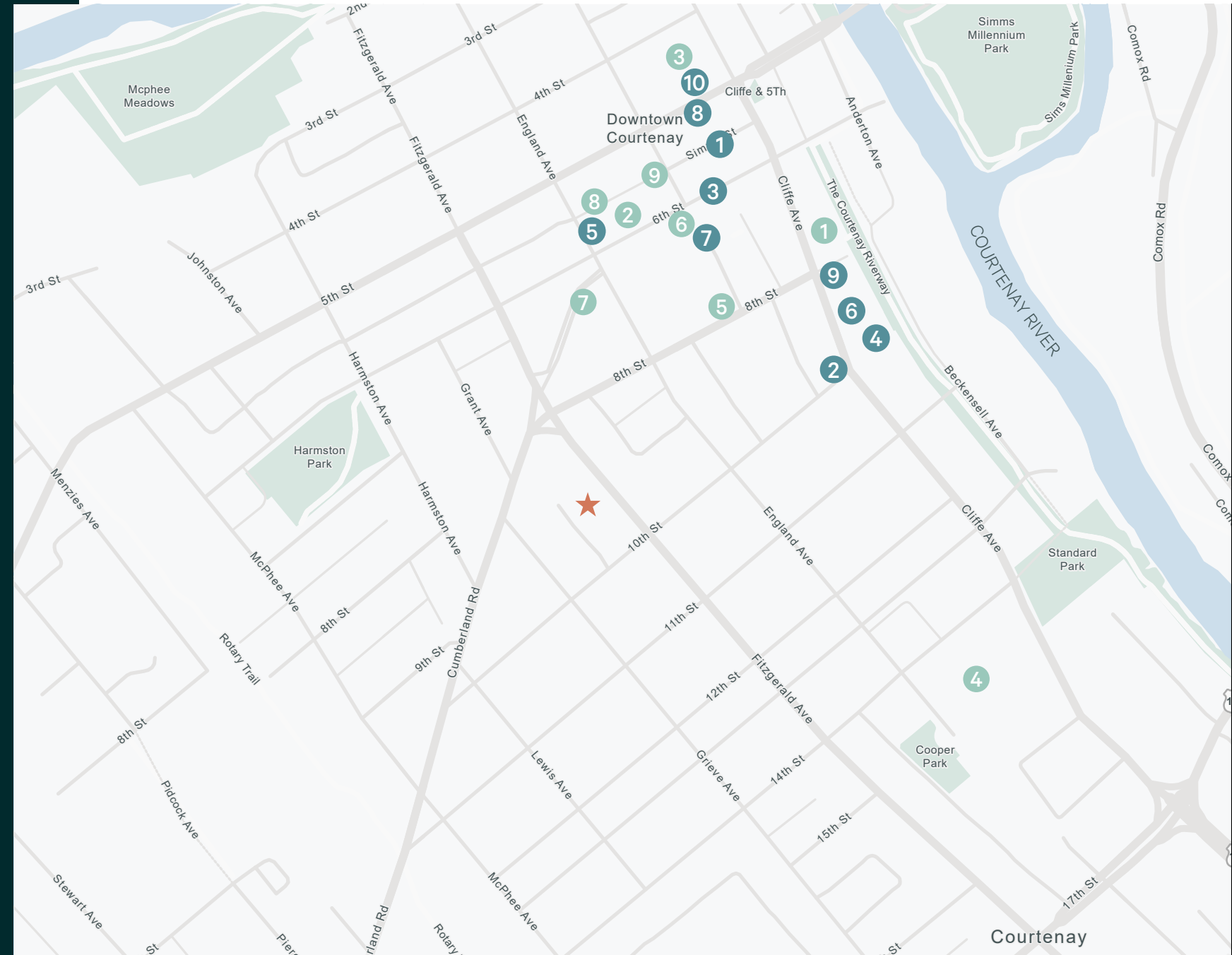


Location

High visibility and walkability to shops, restaurants, and services.

Situated just off the key intersection of Fitzgerald Avenue and Cumberland Road, this property occupies a highly accessible position in the heart of downtown Courtenay. The surrounding area offers a wide range of shops, cafés, restaurants, and essential services all within a short walk. With convenient transit access and rare on-site parking, the location supports both staff and customer needs.

As part of the rapidly growing Comox Valley region, one of Vancouver Island's most desirable and high-amenity communities, this central address provides an excellent opportunity for businesses seeking strong visibility and a professional presence in Courtenay's vibrant urban core.



 **Subject**
951 Fitzgerald Avenue, Courtenay, BC

Key Amenities

- 1 City Hall
- 2 ChargePoint Vehicle Charging Station
- 3 Courtenay & District Museum
- 4 Thrifty Foods
- 5 Shoppers Drug Mart
- 6 The Old Farm Market
- 7 RBC
- 8 BMO
- 9 Scotiabank

Cafes + Restaurants

- 1 Mudsharks Coffee Bar
- 2 Fluid Bar & Grill
- 3 Atlas Cafe
- 4 The Hen and Hog Cafe
- 5 Nikkei Ramen-ya
- 6 Driftwood Restaurant
- 7 Yiamas Greek Taverna
- 8 High Tide Public House
- 9 Dairy Queen
- 10 Gladstone Brewing Co.



NEWLY RENOVATED INTERIOR WITH MODERN FINISHES

CBRE

951 Fitzgerald Avenue

COURTENAY, BC



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