

FOR SALE

ALBERNI STORAGE

**HIGHLY OCCUPIED MODERN CLASS B
STORAGE FACILITY**

4730 CHERRY CREEK ROAD, PORT ALBERNI, BC



Connor Braid
Personal Real Estate Corporation
250-410-1991
connor@jbwcommercial.com

JBW
COMMERCIAL

Patrick Wood
Personal Real Estate Corporation
250-410-1991
pat@jbwcommercial.com

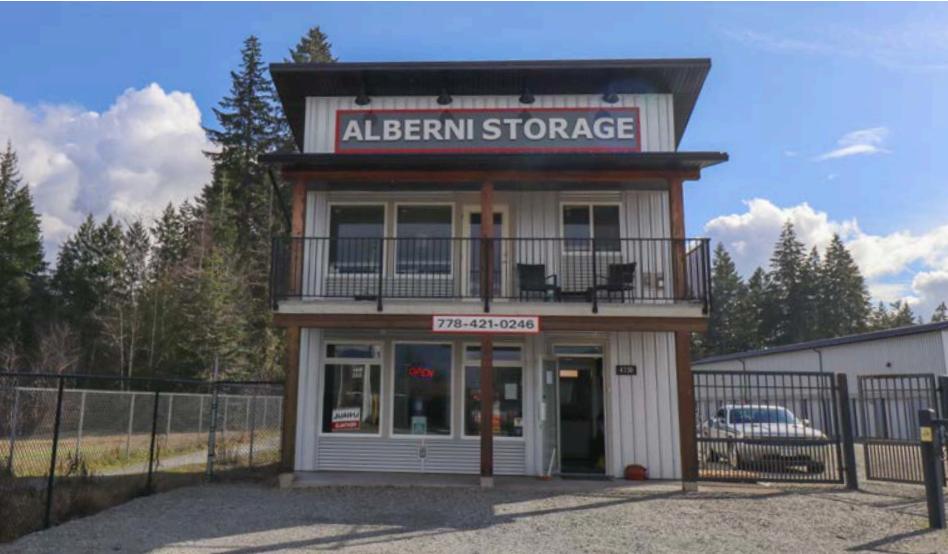
ALBERNI STORAGE | PORT ALBERNI



FOR SALE | \$6,399,000

Located in the heart of Port Alberni, Alberni Storage offers a secure, accessible, and well-maintained storage facility tailored to meet both personal and business needs. Situated in a prime location, this facility provides a range of unit sizes, accommodating everything from household goods to commercial inventory, recreational vehicles, and more.

Featuring 24/7 surveillance, gated access, and well-lit premises, Alberni Storage ensures peace of mind for its customers. The facility is designed for convenience, with easy drive-up access, wide aisles for maneuvering larger vehicles, and flexible rental terms to suit short-term or long-term storage needs.



- **Built in 2019**
- **Strong Occupancy History**
- **Room for Immediate Expansion (+/-14,400 SF GBA)**
- **Established Management, Turnkey for Investors**

SALIENT FACTS

PROPERTY ADDRESS:

4730 Cherry Creek Road, Port Alberni, BC

LEGAL ADDRESS:

Lot A, District Lot 137, Alberni District, Plan EPP3853 Except Plan EPP94607

PID: 027-997-626

LOT SIZE: 132,396 SF / 3.04 ac

ASSESSED VALUE: \$5,243,900

PROPERTY TAXES: \$84,147 (2024)

ZONING: M-2

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ASSET-SPECIFIC DATA POINTS:

YEAR BUILT: 2019

EXPOSURE: Cherry Creek Road

ACCESS/EGRESS: Cherry Creek Road

FRONTAGE: Cherry Creek Road

EXPANSION POTENTIAL: Yes

CONSTRUCTION: Wood frame buildings

STOREYS: Two (2)

NET RENTABLE SF: ± 22,520 SQFT

AVERAGE UNIT SIZE: 105

PHYSICAL UNITS: 166

PORTABLE UNITS: 20

OCCUPANCY (UNITS): 258 (Including RV)

LOADING: Drive Up

RV PARKING: Yes

SKY LOCKERS: None

FINISHES: Roll up and garage style doors

UNRENTABLE UNITS: 1

BILLING CYCLE: Monthly

LAST RENTAL INCREASE: April 2024

RENTAL INCREASE FREQUENCY: Annual

MANAGEMENT SOFTWARE: Easy SS

STAFF: Onsite Caretaker

CARETAKER SUITE: 1 Bed / 1 Bath

SECURITY: Access gate, perimeter fencing, security cameras.

DATA ROOM ACCESS

Prospective Purchasers can gain access to the virtual data room by way of an executed Confidentiality Agreement (CA).

**SIGN
CONFIDENTIALITY AGREEMENT**



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Known as the "Gateway to the Pacific Rim," Port Alberni serves as the closest commercial hub to Tofino and Ucluelet, providing direct access to the rugged west coast of British Columbia.

Port Alberni is renowned for its deep maritime heritage, thriving forestry industry, and growing tourism sector. With a picturesque waterfront, world-class fishing, and a backdrop of lush forests and towering mountains, the city attracts outdoor enthusiasts year-round. Residents and visitors enjoy hiking, boating, and exploring nearby landmarks such as Cathedral Grove, Sproat Lake, and the Broken Group Islands.

As a growing hub on Vancouver Island, Port Alberni offers a mix of small-town charm and modern amenities. The city has seen an increase in economic diversification, with new developments in retail, hospitality, and local businesses. Affordable real estate, a strong sense of community, and ongoing revitalization efforts make Port Alberni an appealing destination for families, retirees, and investors alike.

TRADE AREA & DRIVE TIME

PARKSVILLE + 40 MINUTES

CAMPBELL RIVER + 90 MINUTES

NANAIMO + 1 HOUR 10 MINUTES

TOFINO + 1 HOUR 45 MINUTES

VICTORIA + 2 HOURS 40 MINUTES

[GOOGLE MAP LINK](#)

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For more information contact:

Connor Braid
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connor@jbwcommercial.com

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pat@jbwcommercial.com

JBW
COMMERCIAL
102 - 517 Gore Street
Victoria, BC
V9A 5E5