

**5304 Argyle St**  
Port Alberni, V9Y 1T8



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**MLS# 893472**



**\$3,900,000**

The historic Carmoor Block is being offered for sale for the first time on the market! Immaculately maintained building is a great opportunity for the investor wanting a building with significant opportunities in both commercial and residential leasing. Location of this building is 2nd to none, just steps from the Harbour Quay, Frances Barclay, 2 marinas, so much shopping & restaurants & also right across the street from the historic steam train station. The 5 commercial leases (2 restaurants, foot care, quilting store, and women's clothing boutique) enjoy plenty of foot traffic from the cruise ship Port nearby. The building was significantly renovated in 2003, including 6 brand new residential units (4 - 2 bedroom units, 2 - 1 bedroom units) most enjoying inlet views and all with in-suite laundry, natural gas fireplaces, and heat pumps. Building also offers the opportunity for a 3rd floor as a seismographic upgrade was also performed in 2003. Amazing opportunity!



**Chris and Alease Arcus**

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