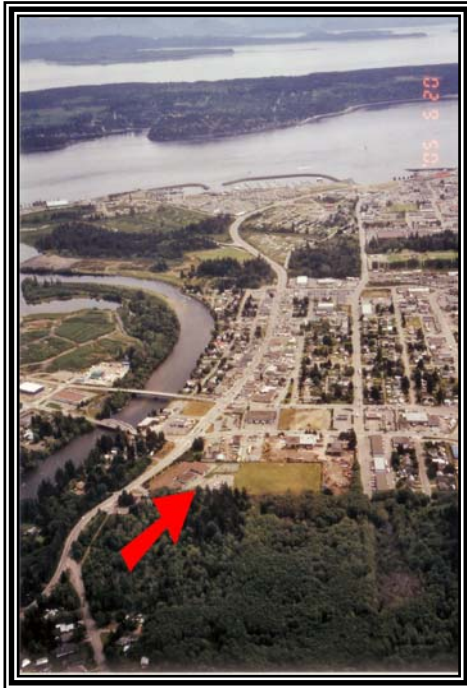




**2175 Campbell River Rd  
Campbell River, BC  
\$1,150,000 Canadian**



**7.02 Acre Development Property  
Previously Campbellton Elementary  
School.  
Legally described Lot B, DL 66 Sayward  
District Plan 34524  
Except part in Plan VIP 67238**

Located at 2175 Campbell River Rd in Campbell River, BC. This property could continue to be used as an education or training facility, however future and best use will likely be in new development.

The existing facility is an older building approx 27,400 sq. ft. The building and property have had upgrades over the years – overall the improvements are in average to good condition for their age.

The property consists of a total area of 7.02 acres (2.841 hectares) with 347.11 feet of road frontage on Campbell River Road and 32.8 feet of road frontage on 16<sup>th</sup> Avenue. The site is a large, rectangular shaped lot with an average depth of 918.27 feet (excluding the panhandle). This panhandle provides for access off 16<sup>th</sup> Avenue, and has a depth of 157.48 feet and a width of 32.8 feet. Current zoning is C-4.

All municipal utilities and services are available to the property off Campbell River Road. The storm and sanitary sewer lines end just prior to the property on 16<sup>th</sup> Avenue with the water line ending at Willow Street on 16<sup>th</sup> Avenue.





The property is located on the south side of Campbell River Road, the main thoroughfare to Gold River and the west coast, west of the Campbellton area and approximately two kilometres from the downtown commercial core. The site is within two blocks of the inland Island Highway with good exposure to southbound vehicles and within 2 blocks of north bound traffic - it is one of the first properties visible to

eastbound traffic entering the Campbellton area along Campbell River Road. There is also frontage on 16<sup>th</sup> Avenue, which at this point has very little traffic flow. This property is in a strategic location for any development that would require a moderate to high level of vehicular traffic. An additional consideration is a small triangular piece of property situated adjacent to the north east corner of the property. This property consists of approximately 5000 sq. ft. One may wish to consider acquiring this parcel as well to complement development and provide easier access from Campbell River Road.

The surrounding development in the immediate area consists of a mix of single family residential housing, park land, a church, mini storage facilities, a bulk plant station, two service stations, professional offices and the usual collection of commercial/industrial buildings.

The property is situated within the jurisdiction of the city of Campbell River, it is recommended that the zoning bylaw and the Official Community Plan be read in their entirety to assist future owners in determining probability for their intended use. In addition, one will need to investigate flood plain and setback requirements and how they will affect development. The current zoning for this property is Commercial - 4 (C-4). In addition to the current use the probable future use for the subject property would be light industrial, service commercial and retail use in conformity with the current bylaws.

**Zoning: C-4**  
**City of Campbell River**  
**2010 Taxes: n/a**

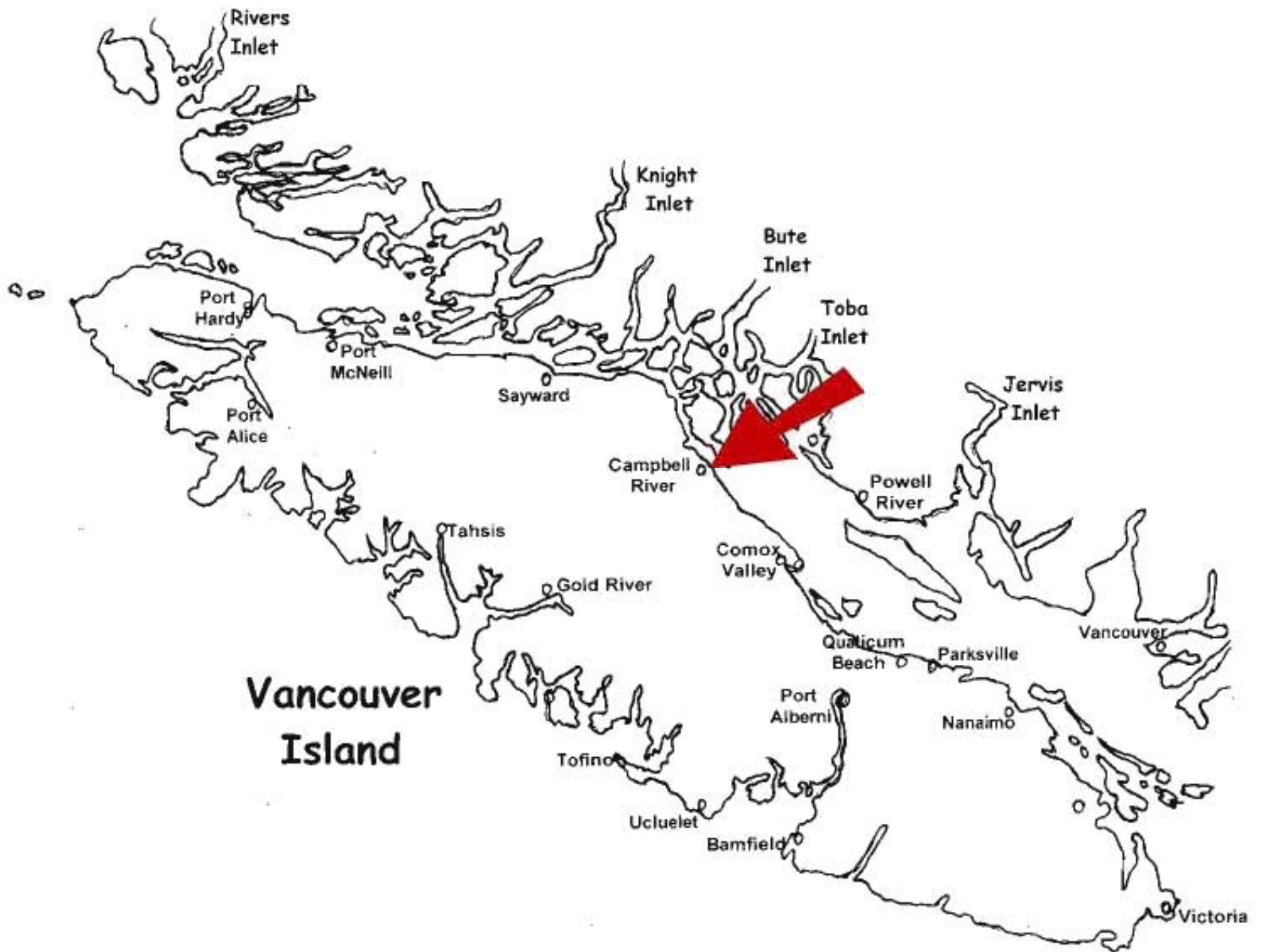
**BC Oceanfront Team**

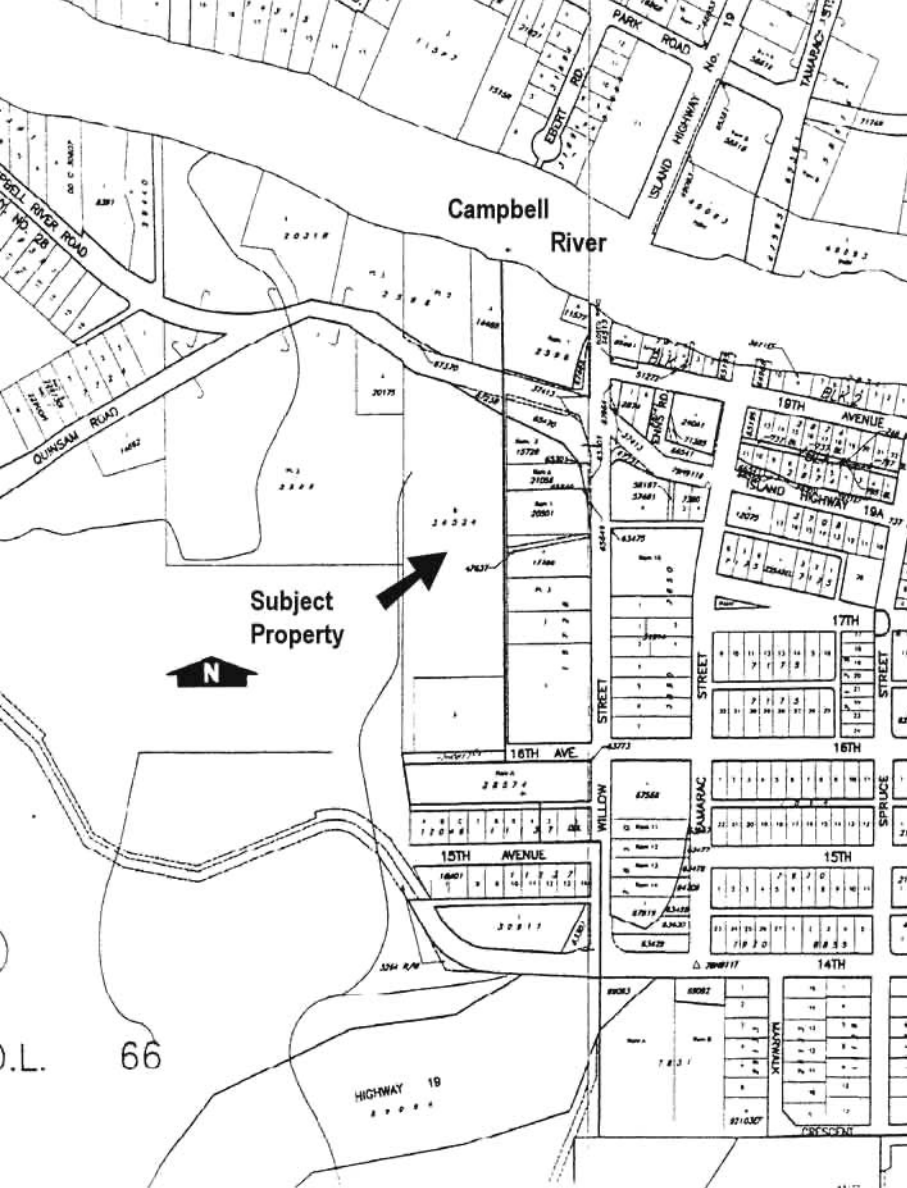
**Ed Handja P.R.E.C.** cell (250) 287-0011  
**Shelley McKay** cell (250) 830-4435  
(Licensed Associate)

[www.bcoceanfront.com](http://www.bcoceanfront.com)

**Coast Realty Group (CR) Ltd.**  
1211 Cypress Street, Campbell River, B.C. V9W 2Z3  
Toll Free: 1-800-563-7322  
Office: (250) 287-2000 • Fax Line: (250) 287-7090

Best efforts have been made to provide the most current and accurate information from sources believed to be reliable. Buyers should verify any information that is important to them to their sole satisfaction.





Campbell River

Subject Property



66

HIGHWAY 19

D.L.



R12

Campbell River

EDERY

R1E

R12

C3

Island Highway

PA1

G1

Subject Property

PA1

I1

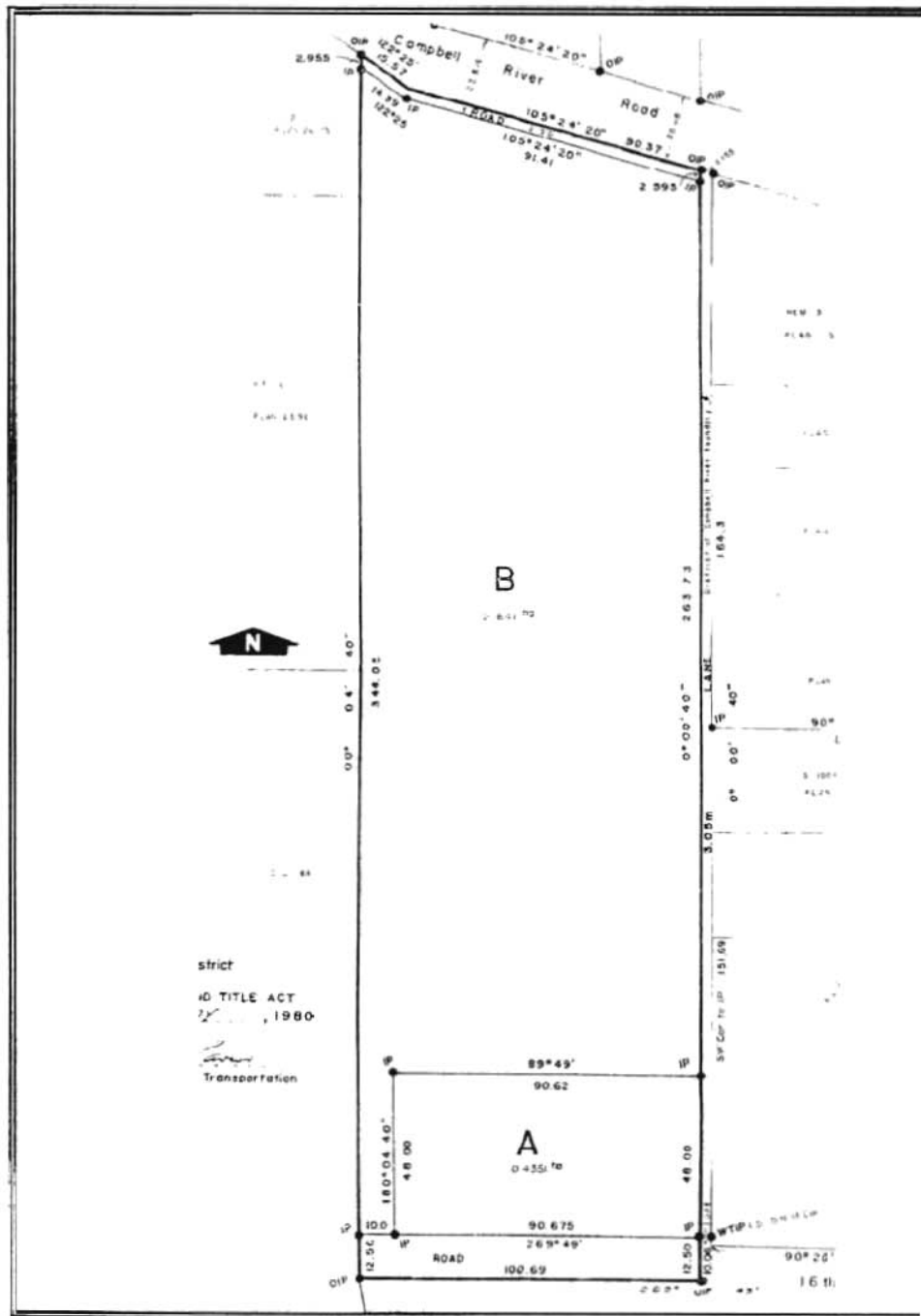
C3

16TH AVE.

STREET

N

# SITE PLAN







<i>FacilityID</i>	<i>Name</i>	<i>Room No.</i>	<i>Code</i>	<i>Description</i>	<i>Area (SM)</i>
<i>72025 CAMPBELLTON ELEMENTARY</i>					
		01	100200	General Classroom	82.2
		02	100200	General Classroom	70.6
		03	250960	Spec. Ed. Seminar	25.9
		04	310010	Mechanical Room	3.8
		05	260030	Student Washroom	13.6
		06	260040	Staff Washroom	3.1
		07	210980	General Storage	1.8
		08	260030	Student Washroom	12.6
		09	240011	Computer	32.4
		10	240010	Library	124.9
		11	240970	Media/Tech. Office	7.5
		12	210980	General Storage	13.6
		13	260060	Stage	41.3
		14	215010	Gymnasium	211.8
		15	220010	Change Room/Shower	45
		16	220980	Gym Equipment Storage	15.1
		17	220010	Change Room/Shower	45
		18	260070	Kitchen	13.2
		19	310010	Mechanical Room	32.2
		20	310020	Electrical Room	16.5
		21	210980	General Storage	10.8
		22	260040	Staff Washroom	2.5
		23	260030	Student Washroom	13.3
		24	310010	Mechanical Room	2.7
		25	260030	Student Washroom	11.7
		26	260040	Staff Washroom	3.8
		27	210980	General Storage	1.5
		28	200065	Medical Room	10
		29	100200	General Classroom	83.8
		30	100200	General Classroom	82.6
		31	100200	General Classroom	83.3
		32	100200	General Classroom	83.3
		33	100200	General Classroom	82.6
		34	100200	General Classroom	84.7
		35	200010	General Office/Waiting	41.7
		36	200020	Office	13.6
		37	200050	Teacher Prep. Room	13.6
		38	200030	Staff Room	26.7
		39	200030	Staff Room	26.7
		40	100200	General Classroom	84
		41	100200	General Classroom	84.5

*Tuesday, April 11, 2000*

<i>FacilityID</i>	<i>Name</i>	<i>Room No.</i>	<i>Code</i>	<i>Description</i>	<i>Area (SM)</i>
		42	100200	General Classroom	85.7
		43	250010	Spec. Ed. Classroom	85.9
		44	101100	Kindergarten Classroom	85.9
		45	245010	Multi-Purpose	130
		46	260010	Circulation	54.6
		47	260010	Circulation	38.2
		48	260010	Circulation	268.4
		49	260030	Student Washroom	0.9
		999	260999	Structure Area	144
				<b>Facility Gross Area:</b>	<b>2,553.10</b>

# COMMERCIAL FOUR (C-4) ZONE

## BYLAW 3250

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### 5.9 Commercial Four (C – 4) Zone

**Purpose:** This zone provides for a mix of limited retail, service, highway and tourist accommodation commercial services and uses, as well as medium to high density residential uses in the commercial designation areas of Campbellton, North Campbell River, and along the South Island Highway.

**Permitted Uses:**

- 5.9.1 On any lot, the following uses are permitted:
- a) hotel, motel
  - b) restaurant with or without ancillary drive-through
  - c) licensed facility, licensed retail store
  - d) retail store, retail and wholesale store
  - e) office, adult learning centre
  - f) entertainment centre
  - g) personal service establishment
  - h) merchandise service establishment
  - g) escort service or massage parlor
  - h) health services or fitness centre
  - i) community centre, meeting hall
  - j) parking garage, parking lot
  - k) veterinary clinic
  - l) funeral parlor
  - m) small-tool rental establishment
  - n) printing and publishing
  - o) gas bar / convenience store
  - p) vehicle sales, vehicle rental, minor repair shop
  - q) car wash
  - r) self storage units within an enclosed building
  - s) ancillary warehouse
  - t) ancillary storage yard
  - u) freight transfer depot
  - v) truck repair shop excluding scrap metal yard
  - w) auction
  - x) light industrial uses that meet the requirements of sub-section 5.9.9
  - y) commercial nursery
  - z) multiplex
  - aa) up to three dwelling units physically attached to a building containing a commercial use
  - bb) accessory dwelling unit

# COMMERCIAL FOUR (C-4) ZONE

## BYLAW 3250

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- cc) residential uses existing continuously since November 24, 1998
- dd) community care and/or social care facility
- ee) bmx track, only on Lot 3, District Lot 1417, Sayward District, Plan 44221 (1299 Homewood Road).

### **Lot Area:**

5.9.2 The minimum lot area for “fee-simple lots” is 750 square metres.

### **Density:**

5.9.3 The maximum floor area ratio for combined commercial/residential uses is 1.5

5.9.4 The maximum floor area for a retail or a retail and warehouse occupancy or tenant is 2,500 square metres, while the maximum combined floor area for commercial uses in a commercial complex is 8,500 square metres.

### **Lot Coverage:**

5.9.5 The maximum lot coverage of all buildings is 65%, excluding those areas or any portion of a lot within 100 metres of the Campbell River and Campbell River estuary area, in which case the maximum lot coverage of all buildings and structures is 50%.

### **Minimum Dimensions Required for Yards:**

5.9.6 A minimum side yard or rear yard of 3.0 metres is required on that side of a lot immediately adjacent to another lot zoned residential, multiple-family residential or public assembly.

5.9.7 A minimum 4.5 metres setback is required for any yard adjacent to a road or highway.

### **Building Height:**

5.9.8 The maximum height of a principal building is 13.0 metres. Notwithstanding this provision, for a lot along Island Highway 19A from 6<sup>th</sup> Ave. south to the Evergreen Road ROW, maximum building height shall be 8 metres above the height of the finished grade of the highway adjacent to that lot. For a lot along Island Highway 19A from the Evergreen Road ROW south to Simms Creek, maximum building height shall be measured to the highest roof peak, and shall not exceed a height of 3.0 metres below the “top of the ridge” adjacent to or within that lot. The geodetic height for the “top of the ridge” will be determined by the City and confirmed by BCLS.

### **Conditions of Use:**

5.9.9 Permitted light industrial uses include fabrication, assembly,

# COMMERCIAL FOUR (C-4) ZONE

## BYLAW 3250

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processing, packaging or storage of materials and goods, provided all such activities are located entirely within an enclosed building and use 65% or less of the total floor area of all buildings on a lot or single occupancy within a complex, and located behind and/or above the principle use, such as retail store front or office use, as examples.

- 5.9.10 Commercial uses on the lot at 1054 South Island Highway (Lot 1, Section 29, Township 1, Comox District, Plan 4780) shall only be located on the ground floor and are limited to office use, and only when combined with residential uses.