

# West Coast Investment Opportunity



**SHELLEY McKAY**

Personal Real Estate Corporation

**250-830-4435**

**&**

**AREN KNUDSEN**

REALTOR®

**250-203-0664**

**120 Alpine View Rd**

*Tahsis, Vancouver Island*

**\$580,000** Canadian



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## Rare investment opportunity in the coastal village of Tahsis!

Rare investment opportunity in the coastal village of Tahsis! This region is popular for its easy access to west coast fishing as well as with outdoor recreation enthusiasts. There is a full service marina providing moorage and a public boat launch in the village. Tahsis is accessible by gravel road, along the Tree to Sea Drive from Gold River.

This unique commercial property offers beautiful ocean, river, and mountain views from all sides.



Locally known as the H-HUT for its distinctive layout, the one-story 8340sqft building is divided into four wings connected by a central communal corridor. Three of the wings are fully developed and feature: 4 full kitchens + 1 kitchenette, 19 bedrooms, 9 bathrooms, and 2 laundry rooms. These could be rented out as individual units or operated as a lodge or for long-term work contracts. Lots of possibilities for a variety of applications.



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### 794sqft one bedroom unit | covered oceanfront patio

The fourth wing is an open, flexible area currently used for storage, offering exceptional potential for future development, customization, or expansion. C1 zoning allows for a wide range of commercial uses, including offices, retail, food services, lodging, etc. The layout allows for different uses in the one building, or it could be used to create a destination lodging business.

With its diverse suite layouts, strong rental potential, and breathtaking natural surroundings, this property is ideal for investors seeking a commercial asset in a beautiful West Coast location.

The Village of Tahsis has a small but active full-time community, as well as many property owners who regularly visit during the fishing season. It offers restaurants, grocery store, building supply store, a recreational centre, public library, health centre, school, accommodations, and full-service gas station. The community has high-speed internet cable TV service.

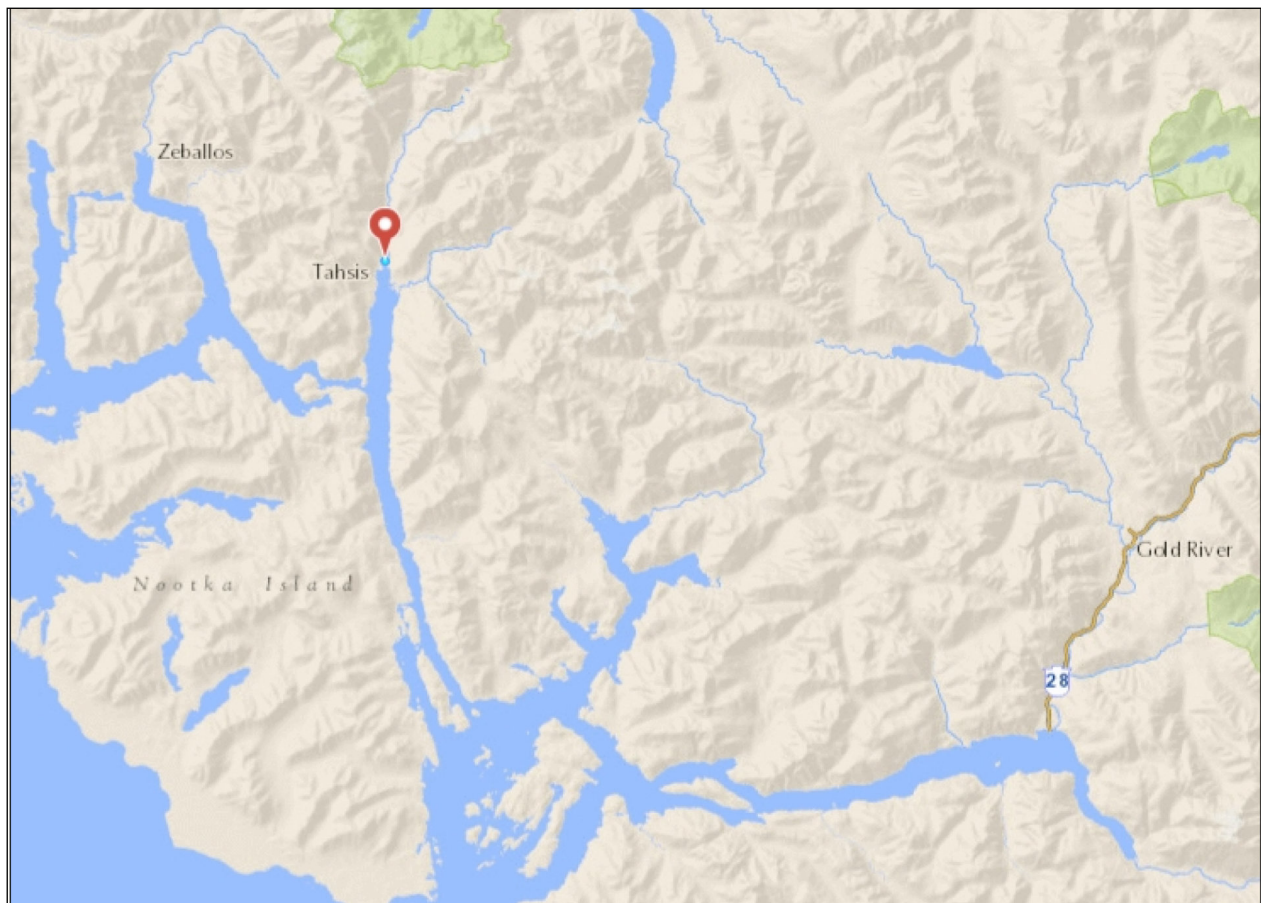
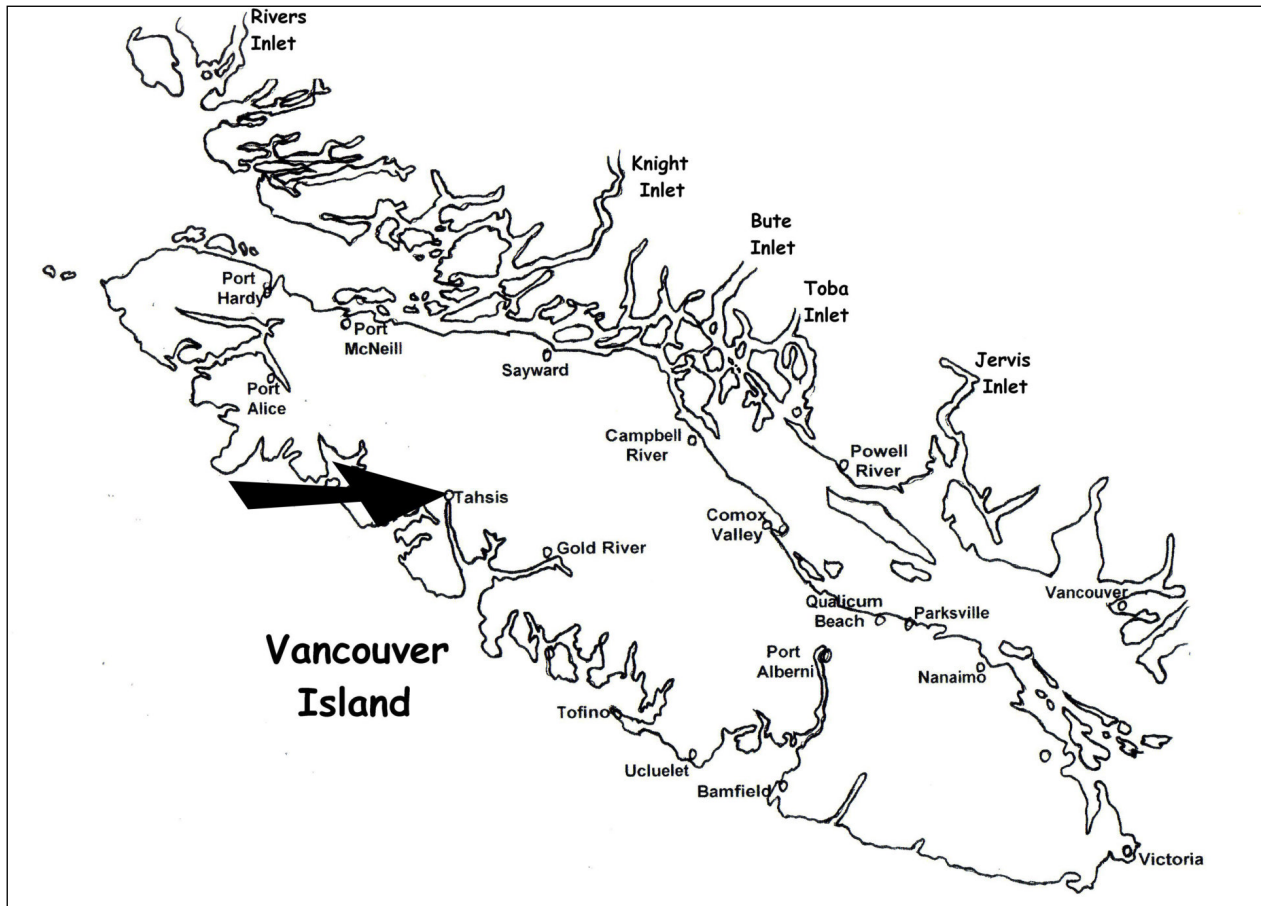




The coastal village of Tahsis is situated at the head of protected Tahsis Inlet, on the West Coast of Vancouver Island near Nootka Sound. Tahsis offers access to a number of wilderness hiking trails, caving, incredible ocean kayaking, scuba diving, wind surfing, sailing and canoeing. The area is best known for offering world-class sport fishing as massive runs of salmon migrate down the west of British Columbia to their spawning grounds in coastal streams and rivers. Anglers can also venture out to the Pacific Ocean where fishing is excellent for halibut, flounder, rockfish and lingcod. Crabs, prawns, shrimp, oysters and other seafood are also plentiful. Wildlife abounds! Black bear, wolves, cougars, Roosevelt elk and coastal black-tailed deer are frequent visitors to this area. Guests from around the world marvel at the eagles, sea lions, whales and other marine wildlife that is common in the nearby waters. The picturesque and versatile west coast village offers a full-service marina and a safe, friendly small town atmosphere that boasts an incredible blend of outdoor adventures and rugged and breathtaking scenery.









| <b>5.7 Commercial Zone One (C-1)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Principal Uses</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Accessory Uses</b>                                                                                                                                                                                                         |
| <ul style="list-style-type: none"> <li>• retail stores</li> <li>• offices</li> <li>• entertainment establishments</li> <li>• banks, credit unions, loan, and trust companies, pawnshops</li> <li>• coffee shops and restaurants</li> <li>• hotels, motels, lodges, pubs</li> <li>• personal service establishments</li> <li>• private clubs</li> <li>• repair establishments</li> <li>• printing and publishing shops</li> <li>• boat sales and service</li> <li>• building supply and lumber yards</li> <li>• retail sale of motor vehicle fuels and ancillary products</li> <li>• non-medical cannabis retail store</li> </ul> | <ul style="list-style-type: none"> <li>• accessory building or structure</li> <li>• one single-family dwelling</li> <li>• home-based business</li> <li>• professional occupation</li> <li>• urban agricultural use</li> </ul> |
| <b>Minimum Setbacks</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                               |
| Front yard minimum                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Not required                                                                                                                                                                                                                  |
| Rear yard minimum                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Not required (except where the abutting property is zoned residential in which case a 2 metre rear yard is required)                                                                                                          |
| Side yard minimum                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Not required (except where the abutting property is zoned residential in which case a 3.5 metre side yard is required)                                                                                                        |
| <b>Maximum Height</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                               |
| All buildings and structures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 10 metres                                                                                                                                                                                                                     |
| <b>Conditions of Use</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                               |
| <ol style="list-style-type: none"> <li>1) No activity on a lot for a permitted use shall cause nuisance to surrounding area by reasons of unsightliness, odor emissions, liquid effluents, dust, noise, fumes, smoke or glare.</li> <li>2) No parking, loading or storage areas shall be located in any required yards where the abutting property is zoned residential.</li> </ol>                                                                                                                                                                                                                                              |                                                                                                                                                                                                                               |


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888-286-1932  
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**120 Alpine View Rd**  
**NI Tahsis/Zeballos ~ VOP 1X0**

#### Interior Details

#### Layout:

Bedrms:                      Kitchens:  
Baths Tot:                  Fireplaces:  
Bth 2Pce:                  Storeys:  
Bth 3Pce:                  Fin SqFt:  
Bth 4Pce:                  Unfin SqFt:  
Bth 5Pce:                  Bed & Brk:  
Ens 2Pce:                  Addnl Acc:  
Ens 3Pce:                  Basement:  
Ens 4+Pce                  FP Feat:  
App Incl:  
Intr Ftrs

#### Rooms Summary

|          | Lower | Main | Second | Third | Other |
|----------|-------|------|--------|-------|-------|
| Fin SqFt |       |      |        |       |       |
| Beds     |       |      |        |       |       |
| Baths    |       |      |        |       |       |
| Kitchens |       |      |        |       |       |

**Status:** Active                      **Orig Price:** \$580,000  
**Sub Type:** Mixed Use        **Sold Price:**  
**DOM:** 1                          **Pend Date:**  
**Taxes:** \$2,986                **Strata Fee:**  
**2025 Asmt:** \$267,300        **Title:** Freehold

#### Remarks

Rare investment opportunity in the coastal village of Tahsis, BC. This unique commercial property, locally known as the H-HUT for its distinctive layout—offers beautiful ocean, river, and mountain views from all sides. The building is divided into four wings connected by a central communal corridor. Three of the wings are fully developed and feature: 4 full kitchens + 1 kitchenette, 19 bedrooms, 9 bathrooms, and 2 laundry rooms.

The fourth wing is an open, flexible area currently used for storage, offering exceptional potential for future development, customization, or expansion. This property is perfectly suited for a variety of uses, as it sits within C1 zoning, allowing for multiple income-generating opportunities. With its diverse suite layouts, strong rental potential, and breathtaking natural surroundings, this property is ideal for investors seeking a commercial asset in a beautiful West Coast location.

#### Building Information

**Built (est):** 1974    **Lgl NC Use:**  
**Oth Equ:**  
**Const Mt:** Frame Wood  
**Ext Feat:**

#### Frnt Faces:

**Bldg Style:**  
**Bldg Warr:**  
**EnerGuide Rtg/Dt:**

#### Cool:

**Heat:** Baseboard, Electric

#### Roof:

**Fndn:** Block, Poured Concrete

#### Accss:

#### Lot/Strata Information

**Lot Size** 28,750sqft / 0.66ac

#### Dims (w/d):

#### View:

#### Services:

#### Waterfront:

#### Prk Type:

#### Water:

#### Lot Feat:

#### Complex:

#### SqFt Balc:

#### SqFt Prk:

#### SqFt Pat:

#### SqFt Strg:

#### Gnd/Top?:

#### Shrd Am:

#### Waste:

#### Prk Tota

#### Prk Cm Prp:

#### Prk LCP:

#### Prk Str Lot:

#### Str Lot Incl:

#### Rent Alld?:

#### Yng Ag Alld?:

#### Pets Alld?:

#### BBQs Alld?:

#### Unit Incl:



## The BC Oceanfront Real Estate Team



**Shelley McKay**

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**REALTOR®**  
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Zoning: C1 - Commercial One  
Village of Tahsis

Taxes \$2,986.00 (2025)

Longitude: 49° 55'N Latitude: 126° 39'W

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ROYAL LEPAGE Advance Realty  
(CampblRiv)

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*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.*



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