Half Acre Industrial Property with Shop and Outbuildings



4249 Middle Point Dr
Campbell River, Vancouver Island

$685,000 Canadian

Half acre property with ocean views, in the Middle Point Industrial Park on the north side of Campbell River.

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Personal Real Estate Corporation
Cell **(250) 830-4435**

AREN KNUDSEN
REALTOR®
Cell **(250) 203-0664**

Coastal Properties BCO www.BCOceanfront.com

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The Industrial Park is accessed off Highway 19 and Duncan Bay Rd, just minutes from downtown and is home to a number of businesses, including a self-storage company, marine towing company, glass business and contracting companies.

This is a cleared, level lot, partially paved and fully fenced (except for one corner) with a gate at the road entrance. There is a large shop with power and an oversized covered shelter beside the shop, providing ample space for work and storage. Additionally there are two residences on site.

The 32x51ft Pioneer Steel Manufacturing metal frame shop offers 1632sqft of workspace with a cement pad floor. The ceiling height is 16’ 10”, and the rolling door

at the front is 14'x14'. There is also a man door for easy access. The shop has both 600v industrial service and 220v electrical service. Heat is from a woodstove and an electric heater, and there is a 2 piece bathroom.

Beside the metal shop, and almost the same size, is a 45x32ft covered shelter. The metal frame is covered with a tarp that reaches to the ground on either side, open at the ends.

There are two ancillary dwellings on site. One is a 600sqft Victorian-style 1bed/1 bath home while the other is an approximately 865sqft 1 bed/1bath home. These units sit on cement pads, one at the front of the lot and one in the back corner beside the covered shelter.

Zoning for this property provides great versatility, as it allows for manufacturing, processing, fabricating assembling, packaging, and transport or shipping of goods and services, including marine transport and water-based industrial activities. This could include equipment sales, lumber yard, wholesale, warehouse, etc.

The beautiful community of Campbell River is located on the east coast of central Vancouver Island between Strathcona Park to the west, and the Discovery Islands to the east. Serving a city population of approximately 37,000, Campbell River is also the service centre for the communities on northern Vancouver Island. The city has all services and amenities, including a large hospital, a North Island College campus, rec centres, museums, major shopping anchors and a wide variety of smaller shops, a vibrant restaurant and food culture, and a growing arts community. Renowned for its amazing forests and easy access shoreline, the city prides

1632sqft shop | 45x32 covered shelter | two ancillary dwellings








COVER-ALL







itself on the popular paved sea walk that runs along the oceanfront as well as the forest trails which surround the community.

Campbell River is nestled in a region rich in natural resources, scenic beauty and an incredible variety of wildlife. One of the four main fishing centres on Vancouver Island, the city is internationally famous for both its ocean and freshwater fishing and the year-round salmon fishing in Discovery Passage is unmatched. From world-class golf and ocean diving to skiing, kayaking, hiking and mountain biking, visitors marvel at the variety of outdoor activities this region has to offer, all with Campbell River as a comfortable home base. Whether looking for exciting outdoor adventure or to simply appreciate the natural beauty of the region, Campbell River offers easy access.

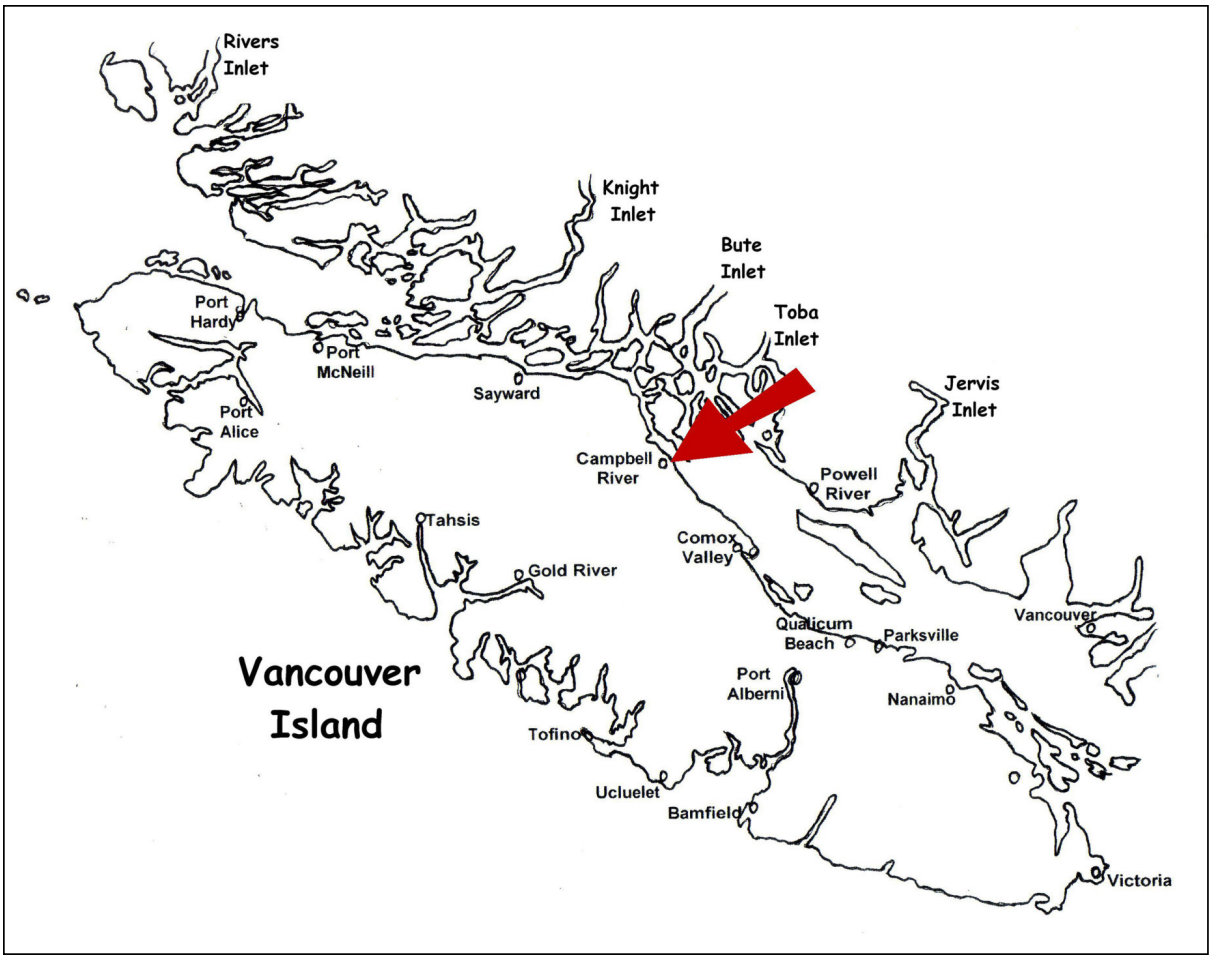

COVER-ALL





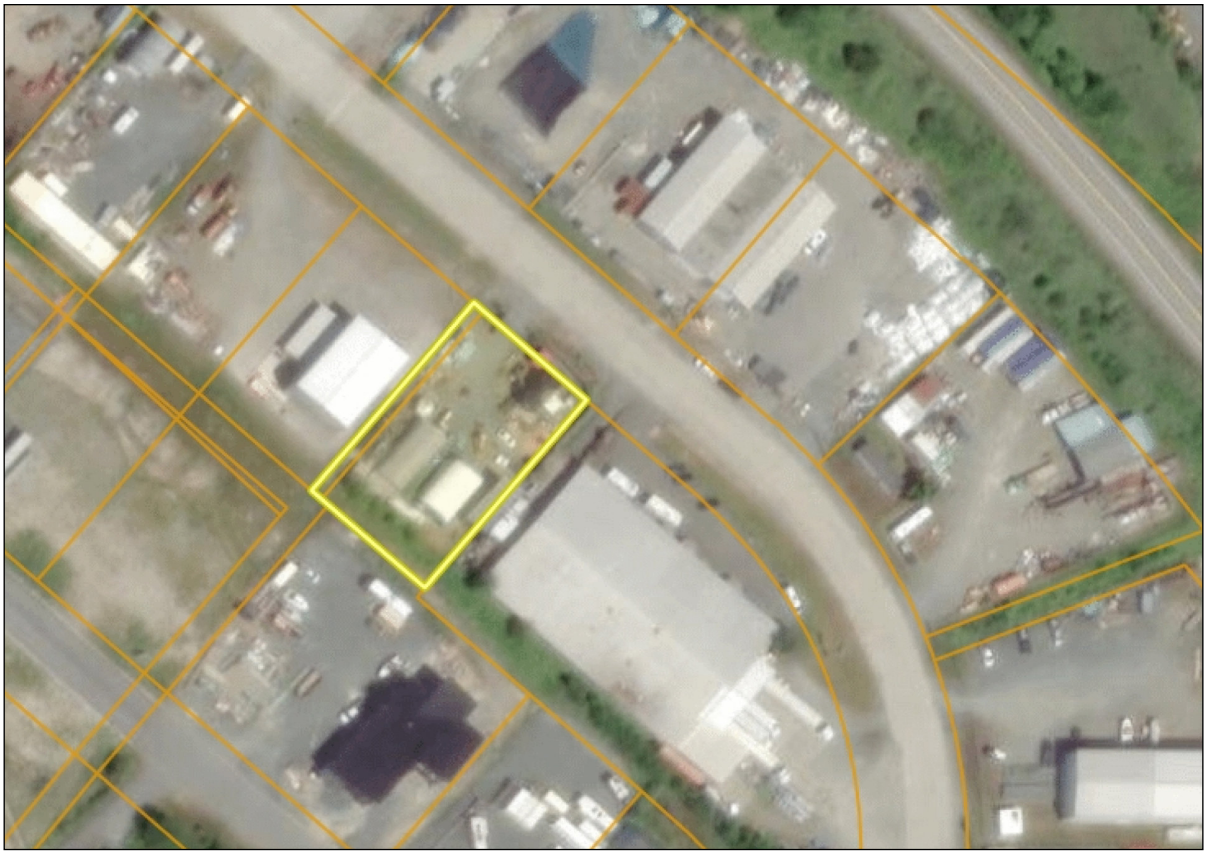





Rivers Inlet
Knight Inlet
Bute Inlet
Toba Inlet
Jervis Inlet
Port Hardy
Port McNeill
Sayward
Port Alice
Campbell River
Powell River
Tahsis
Comox Valley
Gold River
Qualicum Beach
Parksville
Vancouver
Vancouver Island
Port Alberni
Nanaimo
Tofino
Ucluelet
Bamfield
Victoria


19
Gowlland Island
North Campbell River
Quathiaski Cove
Campbell River
28
Campbellton


Barge Terminal Rd
40
19
Menzies Way
Middle Point Dr
Midport Rd
20
Timberwest
Marina
19



5.15 INDUSTRIAL TWO (I – 2) ZONE

Purpose:

This zone provides areas for manufacturing, processing, fabricating assembling, packaging, and transport or shipping of goods and services, including marine transport and water based industrial activities.

5.15.1 Permitted Uses:

On any lot, the following uses are permitted:

(a) manufacturing, assembly, disassembly, processing, or packaging of materials and goods
(b) equipment sales, rental, storage
(c) wholesale establishment not exceeding 3000 square metres
(d) lumber yard, storage yard
(e) fuel storage depot
(f) recycle centre, or scrap metal yard, or both
(g) warehouse, storage yard, self storage
(h) public boat launch
(i) bulk loading facility
(j) ancillary dwelling unit
(k) lumber mill

Bylaw 3399, 2009 –Adds ii) "vocational training centre - Mar 16/10

(l) vocational training centre

Bylaw 3639, 2016 - Addition of 5.15.1 m) marijuana operation – October 24, 2016

(m) cannabis operation

Bylaw 3754, 2019 – Adds (i) heavy equipment storage and repairs Midport Industrial Park – December 16, 2019

(n) heavy equipment storage and repairs within land outlined on Map 1
(o) marine research laboratories and related facilities



Map 1

5.15.2 On a lot with at least 0.5 hectares land area and/or on a lot with ocean/foreshore access, the following uses are also permitted:

(a) industrial wharf or dock
(b) shipyard
(c) marine industry for commercial fishing and related services, including net wash
(d) offshore anchorage and mooring
(e) log storage, booming, and loading
(f) ancillary heliport
(g) seafood processing

5.15.3 On Lot C, District Lot 15, Sayward District, Plan VIP72343, and on District Lot 1696, Sayward District (Lease No. 109008)

(a) aquaculture industry
(b) uses permitted in 5.15.1 and 5.15.2 above

Bylaw 3957, 2024 – Adds new section 5.15.4, renumbered – November 07, 2024

5.15.4 On District Lot 109, Sayward District, Except Parcel A (DD 285472-1) and those Parts in Plans 1373-R, 16956, 19371, 50636, VIP54479, VIP64521 AND EPP7297; Lot 1, District Lot 109, Sayward District, Plan 16956; Block B, of Lot 1504, Sayward District; Block C, of Lot 1504, Sayward District; Lot 1, District Lot 68, Sayward District, Plan 16712; Lot 1599, Sayward District Except that Part in Plan VIP64521; District Lot 2, Sayward District, Except those Parts in Plans 19371, 42540, 50636, VIP64521,VIP64522 AND VIP76652, the following uses are permitted:

(a) uses permitted in 5.14.1 (Industrial One Zone, Permitted Uses), 5.15.2 and 5.15.3

(b) Indoor Agriculture, Plants

(c) Renewable Energy and Fuel Facility

(d) Data Centre

5.15.5 Lot Area:

The minimum lot area for uses permitted in section 5.15.1 above is 0.2 hectares. The minimum lot area for uses permitted in section 5.15.2 and 5.15.3 is 0.5 hectares.

5.15.6 Lot Coverage:

The maximum lot coverage of all buildings is 65%.

5.15.7 Minimum Dimensions Required for Yards:

Front yard:	minimum 3.0 metres
Rear yard:	minimum 3.0 metres
Side yard:	minimum 3.0 metres
Yard adjoining a highway, arterial or collector road:	minimum 5.0 metres

5.18.8 Building Height:

The maximum height of a principal building is 15 metres, exclusive of major manufacturing facilities, lumber mills, and structures associated with bulk loading facilities, which may exceed this limitation.

5.15.9 Parking and Outdoor Storage

Parking areas, loading spaces and outdoor storage areas are not permitted within the minimum required front yard.

5.15.10 Conditions of Use:

All aquaculture industry operations must be provincially licensed under Section 13 of the *Fisheries Act* and the structure used to hold finfish aquaculture product must be designed, constructed, installed, inspected and maintained as a closed containment system.





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ROYAL LEPAGE Advance Realty Ltd.

888-286-1932
250-201-2226

4249 Middle Point Dr Campbell River BC V9H 1N6

MLS® No: **1038560** **$685,000** **Active**



Half acre property with ocean views, in the Middle Point Industrial Park, on the north side of Campbell River, just 12 minutes from downtown. This is a cleared, level lot, partially paved and fully fenced (except for one corner) with a gate at the road entrance. The 32x51ft Pioneer Steel Manufacturing metal frame shop offers 1632sqft of workspace with a cement pad floor, ceiling height of 16' 10", 14x14 rolling door, 600v industrial service and 220v electrical service. Heat is from a woodstove and an electric heater, and there is a 2 piece bathroom. Beside the metal shop is a 45x32ft metal frame shelter open at the ends and covered with a tarp that reaches to the ground on either side. There are two ancillary dwellings on site, one is a 600sqft Victorian-style 1bed/1 bath home while the other is an approximately 865sqft 1 bed/1bath home. These units sit on cement pads. Industrial 2 zoning provides great versatility.

MLS® No: **1038560**
Status: **Active**
Area: **Campbell River**
DOM: **145**
Sub Type: **Industrial**
Pend Date:

List Price: **$685,000**
Orig Price: **$775,000**
Sub Area: **CR Campbell River North**
Sold Price:
Title: **Freehold**

Interior

Beds:	Baths:	Kitchens:	Fireplaces:	Storeys:
FinSqFt Total:	UnFin SqFt:	SqFt Total: **1,632**	Basement: **No**	Addl Accom:
2pc Ensuites:	3pc Ensuites:	4+pc Ensuites:	Beds or Dens:	Laundry:
Layout:		Appl Incl:		
Heating: **Wood**		Cooling:		
Intr Ftrs:				

Exterior/Building

Built (Est):	Front Faces:	Storeys:	Bldg Warranty:	
Construction: **Frame Metal, Metal Siding**		Foundation: **Slab**	Roof:	
Lgl NC Use:	Access: **Road: Paved**		Bldg Style:	
Exterior Ftrs: **Low Maintenance Yard**				

Lot

Lot SqFt: **21,780**	Lot Acres: **0.50**	Dimensions:	Shape:	
Park Type:	Park Spcs:	View: **Ocean**	Waterfront:	Water: **Municipal**
Carport Spcs:	Garage Spcs:			
Sewer: **Sewer Connected**	Restrictions: **Easement/Right of Way, Restrictive Covenants**	Services: **Electricity Connected**		
Lot Ftrs:				

Legal/Public Records

Assessed: **$664,000**	Assess Yr: **2026**	Taxes: **$11,813**	Tax Year: **2026**
PID: **012-825-751**	Roll No: **00002.678**	Zoning: **I-2**	Zone Desc:
Plan Number:	Lot: Block:	District Lot:	Land District:

Legal Description: **Lot E District Lot 26 Sayward District Plan 47882**



Zoning: I-2
City of Campbell River

Taxes (2026): $11,813

Latitude: 50° 4’W Longitude: 125° 18’N

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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.

The BC Oceanfront Real Estate Team



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