

Development Opportunity in Port Alice



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Lot A Marine Drive
Port Alice, Vancouver Island
\$480,000 Canadian



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An opportunity for a new tourist accommodation business to get established or for an existing one to expand into a new community!

This 1.25 acre oceanfront property has paved road access with all services to the lot, and the Village is open to ideas and concepts for a great new hotel/motel development for tourism accommodation.

Port Alice, the gateway to the west coast on beautiful northern Vancouver Island, wants to develop more tourist/travel accommodation in accordance with their economic development plan. This property is being offered for sale specifically for this purpose.



Port Alice is situated along the shores of Neroutsos Inlet. The village has a complement of essential services, with more available in the communities of Port McNeill and Port Hardy, approximately 50 minutes along Highway 30 and Highway 19. This is a quiet, tranquil community and location.

The Village of Port Alice is offering for sale an oceanfront property for development into tourist accommodations. The property has a development-friendly topography with services readily available, beautiful south-west exposure and a walk-on round stone pebble beach.



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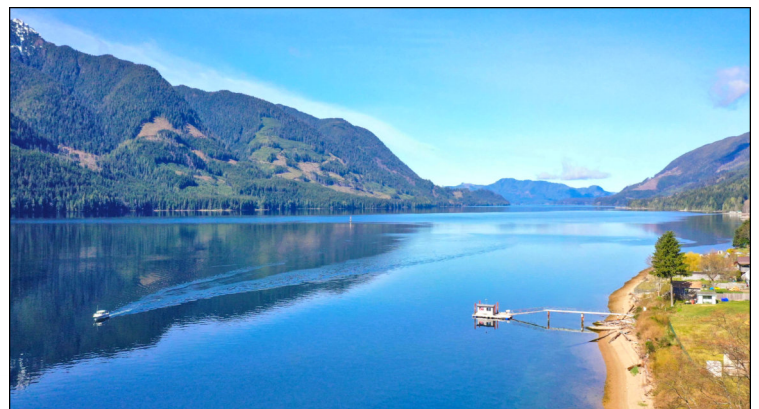


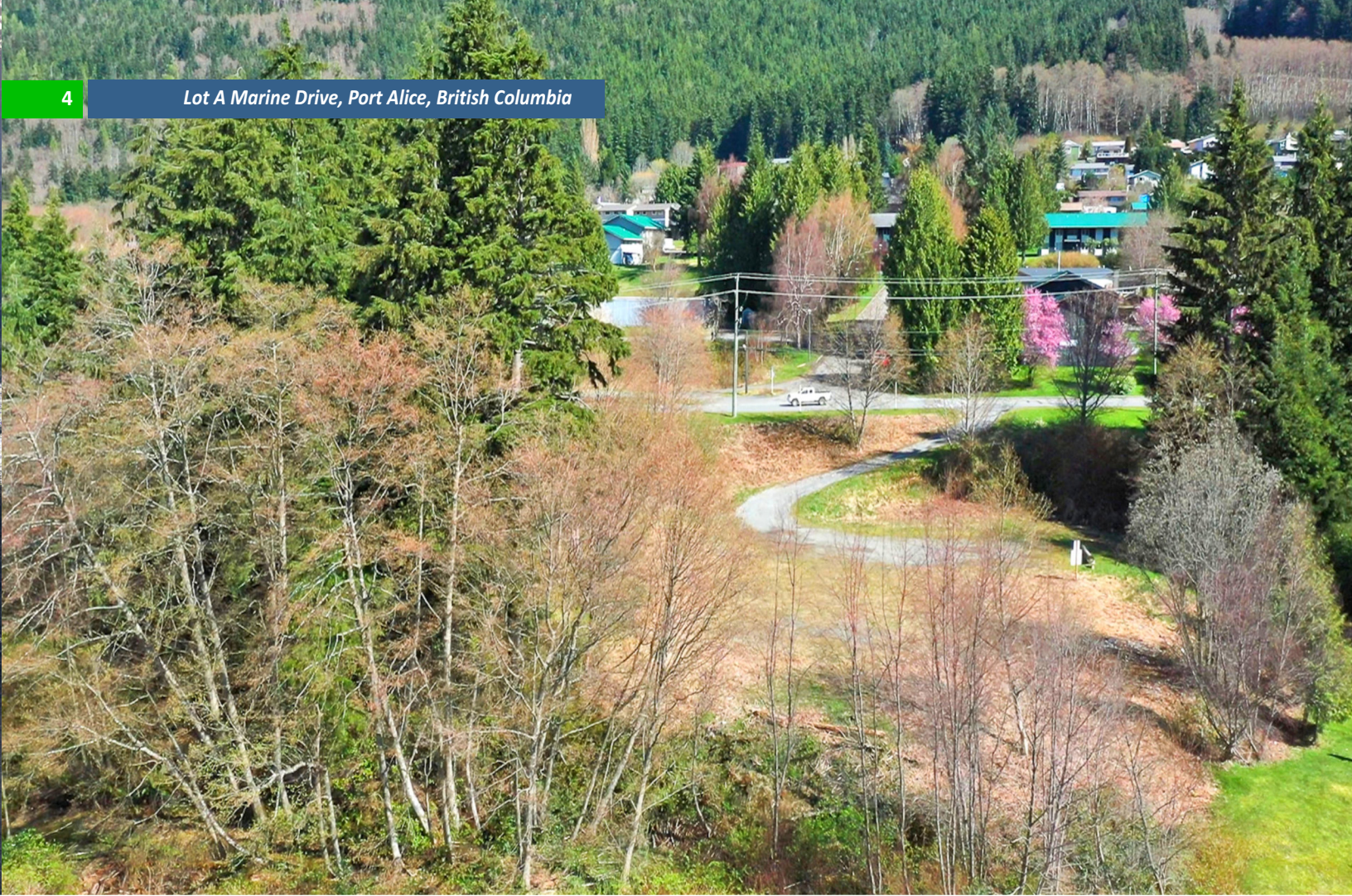
Travel accommodation opportunity | 1.25 acre property | 140ft walk-on oceanfront

The property is 1.25 acres. It has a nice, gradual southern slope towards the 140ft of walk-on oceanfront. The lot is mostly cleared.

Neighbouring properties include to the east Village of Port Alice parkland and just minutes away the Port Alice Yacht Club / Marina facilities and a public boat launch, truck trailer parking and moorage facilities managed by the Village. To the west is the Port Alice Health Centre with lots of green space separating the facilities from the development lot.

The purpose of the offering is to create tourist accommodations as part of the Village's economic development plan. The Council would like to see a permanent structure with amenities built on the lot that will produce future job opportunities. The property is a stunning oceanfront location and Council would like to see a higher end motel / hotel built there.



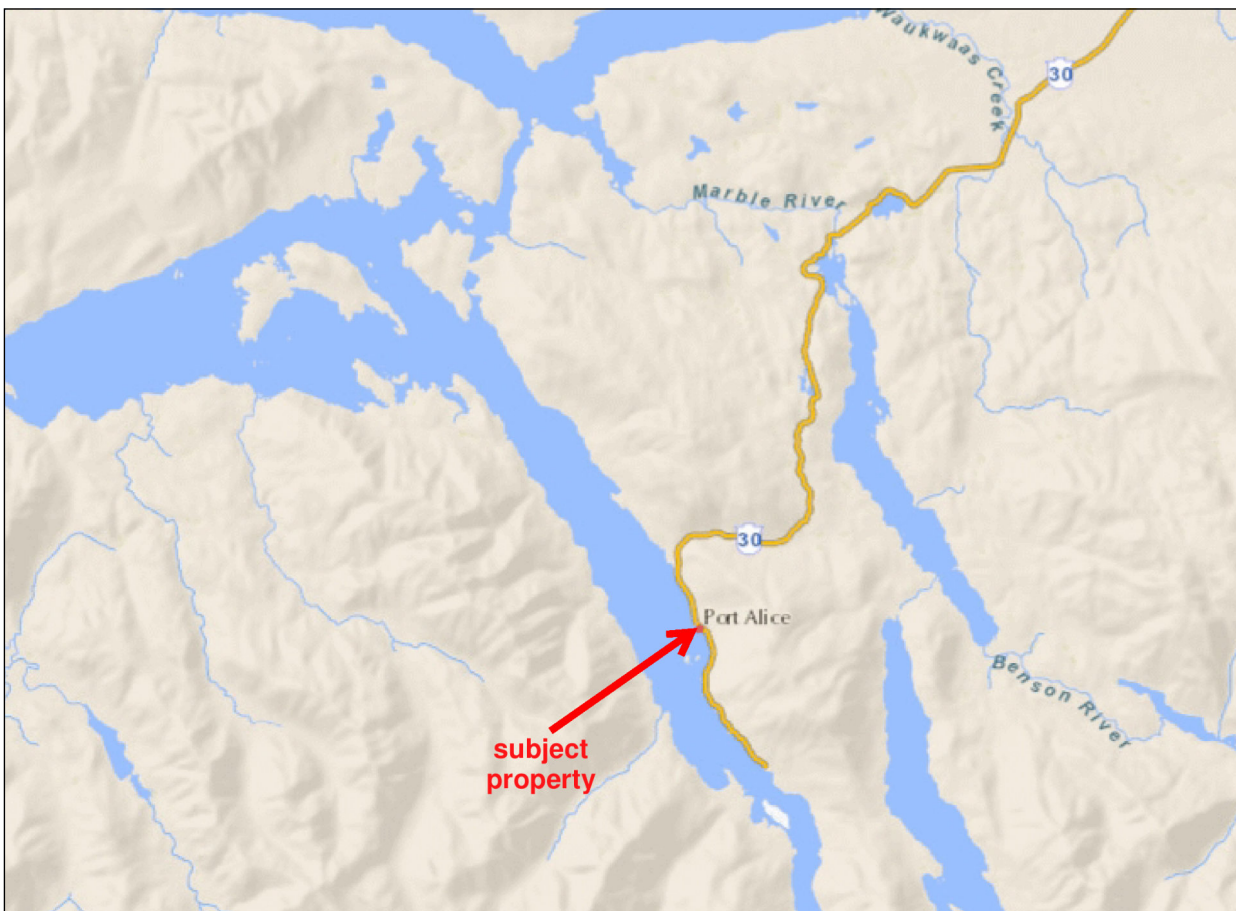


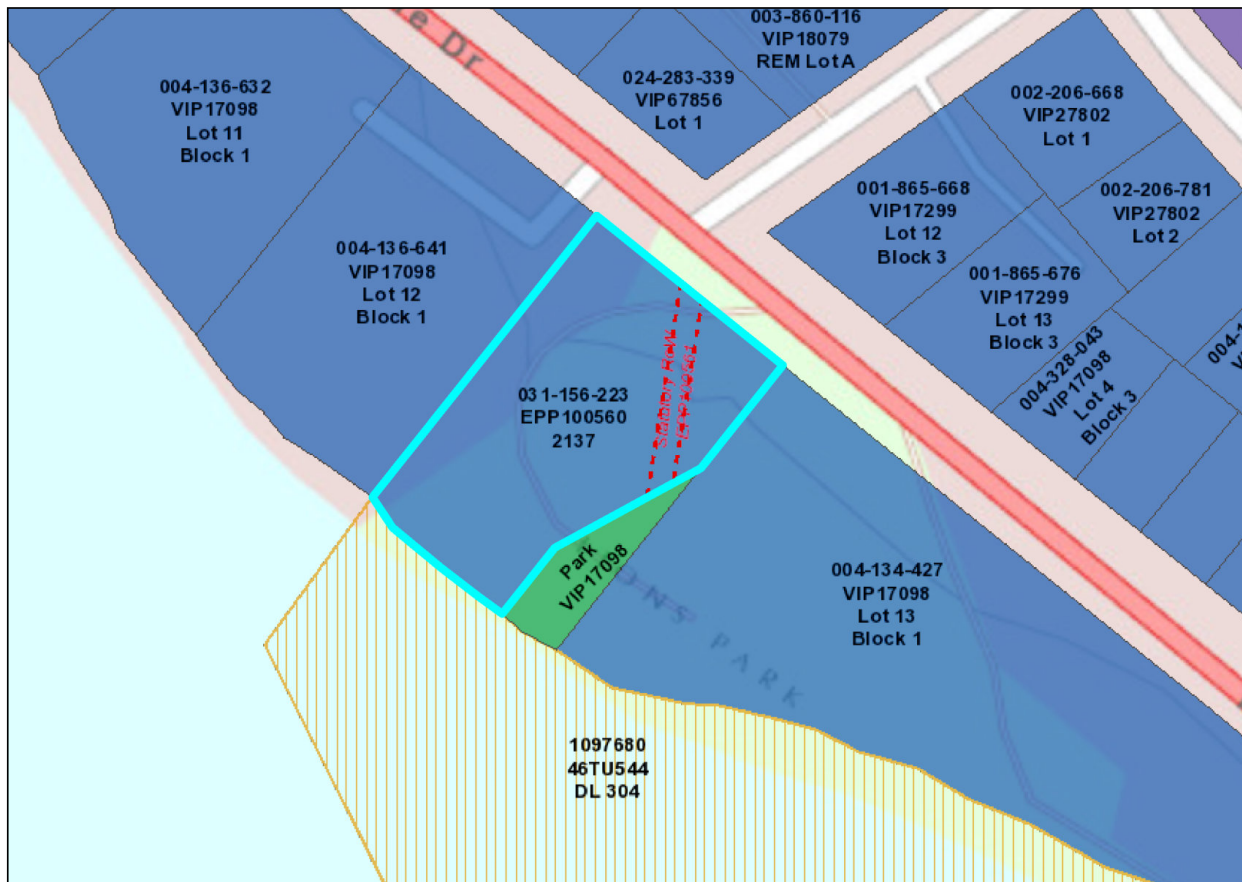
Port Alice is located on Neroutsos Inlet, one of Vancouver Island's gateways to the wild and wonderful west coast. This small community is a popular spot for outdoor exploring, with good fishing and sightseeing out in Quatsino Sound and nearby Alice and Victoria Lakes with rainbow, bull and cutthroat trout, sockeye and coho salmon. Prawning is possible just off-shore from the Village. Whales, sea otters, seals and sea lions visit the inlet and surrounding waters while deer, bears, eagles and various seabirds frequent the shores and surrounding lands.







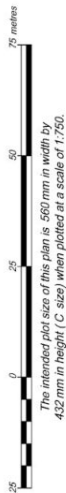




REFERENCE PLAN TO ACCOMPANY BYLAW NO. 656 (VILLAGE OF PORT ALICE) TO CLOSE PART OF PARK DEDICATED ON PLAN 17098, DISTRICT LOT 2137, RUPERT DISTRICT.

Pursuant to Section 120 of the Land Title Act, and
Section 27 of the Community Charter [SBC 2003], c.26.

BCGS 92L.043



LEGEND

Grid bearings are derived from differential dual frequency GNSS observations and are referred to the central meridian of Zone 9 (129° West).

- denotes standard capped post found
- denotes aluminum post found (AP)
- denotes standard iron post found
- denotes standard iron post placed

The UTM coordinates and estimated absolute accuracy achieved are derived from 7 hours of dual frequency GNSS observations collected using the Precise Point Positioning (PPP) Service of Natural Resources Canada.

This plan shows horizontal ground level distances, unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.99974240. The average combined factor has been determined based on an ellipsoidal elevation of -5 metres.

All distances are in metres and decimals thereof.

From	To	Bearing	Distance
IP 60	1	275° 54'	41.73
IP 60	2	259° 01'	29.55
IP 60	3	236° 21'	23.09



The field survey represented by this plan was completed on the 1st day of February, 2020
Justin M. Petras, BCLS (1980)

This plan lies within the
Regional District of Mount Waddington.

SAFETY & SECURITY INC.
2020 02 18 AT 14:00
COORDINATES: 500000.00
UTM ZONE: 18Q
UTM DATUM: NAD 83

FILE C11684
EPP100561 (Rev)
Mar 31, 2020

ECN 234200
March 31, 2020


www.bcoceanfront.com

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250-201-2226

Lot A Marine Dr Port Alice BC V0N 2N0 MLS® 986217 \$480,000 **Active**



MLS® No: **986217**
Status: **Active**
DoM: **130**
Storeys:
List Date: **2025-02-03**
Area: **North Island**
Sub Type: **Unimproved Land**
Business Type:
Total Units:
Lot SqFt: **54,450**
Total SqFt:
Title: **Freehold**
Exist Lease Type: **See Remarks**
Lease Term Offered:

List Price: **\$480,000**
Addl Rent:
Original Price: **\$480,000**
Sold Price:
Pending Date:
Sub Area: **NI Port Alice**

Parking Spaces:
Lot Acres: **1.25**
Unfin SqFt:

Bring your tourist hotel/motel business and development ideas to the west coast of Vancouver Island! The Village of Port Alice is offering for sale an oceanfront property for development into tourist accommodations. The 1.25-acre property has a friendly topography with services readily available, beautiful south-west exposure, a walk-on round stone pebble beach and paved road access. It has a nice, gradual southern slope towards the 140ft of walk-on oceanfront. The lot is fully cleared. The purpose of the offering is to create tourist accommodations as part of the Village's economic development plan. The Village would like to see a permanent structure with amenities built on the lot that will produce future job opportunities. The property is a stunning oceanfront location and ready for development.

Land

Lot SqFt: 54,450	Lot Acres: 1.25	Dimensions:
Onsite Parking: Yes	Park Spcs:	Restrictions: Easement/Right of Way
Comm Area: Downtown	View: Mountain(s), Ocean	Waterfront: Ocean
Water: Municipal		Sewer: Sewer Available
Services:		
Lot Features: Acreage, Cleared, Irregular Lot, Marina Nearby, Park Setting, Quiet Area, Recreation Nearby, Walk on Waterfront		

Building/Exterior

Built (Est):	Total SqFt:	Pot SqFt:	Addl Rent SqFt:
Subdividable?:	Min SqFt Sbdv:	Max SqFt Sbdv:	Leasable Area:
Storeys:	Ceiling Height:	Foundation:	Warehouse Doors:
Onsite Parking: Yes	Park Spcs:	Access: Road: Paved	Under Constr?:
Heating:		Cooling:	
Lgl NC Use:	MHR No.:	Other Structures:	
Flooring:			
Building Features:			
Construction Mtrs:			
Exterior Ftrs:			

Business

Business Name:	Business Type:
Net Op Inc:	Gross Income:
Inventory Val:	Equip Val:
Other Equipment:	
Inclusions:	
Exclusions:	

Strata/Lease

Strata Fee:	Str Fee Year:	Prop Mgr:	Mgr Phone:
Complex:	Bldgs/Cmplx:	Units/Cmplx:	Units/Bldg:
Strata Lot Incl:			
Shared Amenities:			
Exist Lease Type: See Remarks			
Exist Lease Amt:	Exist Lease Exp:	Exist Lease Term:	
Lease Amt Addl:	Lease Amt Freq:	Lease Term Offered:	

Legal/Public Records

Assessed: \$298,000	Assess Yr: 2025	Taxes: \$0	Tax Year: 2024
Jurisdiction: Village of Port Alice	Zone Desc:	Title: Freehold	
Zoning: C-2	Roll No: 00609.005		
PID: 031-156-223			
Legal Description: Lot A, District Lot 2137, Rupert District, Plan EPP100560			



Zoning: Village of Port Alice

Longitude: 50°25'N Latitude: 127°29'W

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ROYAL LEPAGE Advance Realty
(CampblRiv)

972 Shoppers Row
Campbell River, BC V9W 2C5
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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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