

Commercial Moorage and Floating Cabins Opportunity



Cliffside Marina, Echo Bay Gilford Island, Broughton Archipelago

\$289,000 Canadian

Long-term lease for commercial moorage, workshop and floating cabins situated in Echo Bay, Gilford Island. This well-protected location on Gilford Island enjoys beautiful southern and western exposure and has relatively quick, easy access to one of British Columbia's largest inlets, Knight Inlet, as well as a multitude of other inlets, islands and waterways throughout the Broughton Archipelago. The full service community of Port McNeill is approximately 25 nautical miles to the south.

SHELLEY McKAY

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30 year lease with 19 years remaining | +/- 1000ft of moorage | Domestic water licence

The lease is on what is considered the 'sunny side' of the bay and offers good protection. The dramatic rise of land behind the lease has led to the nickname 'Cliffside Marina', with majestic trees and rock faces rising straight up out of the water providing protection from winds. This is a beautiful coastal location! It is across the bay from Kwaxwālawadi, Echo Bay Marina & Lodge.

The lease is currently used for floating cabin moorage rental and commercial moorage. The owner also has a personal 1000sqft float cabin and a workshop at the dock, which are included in the sale. The floating buildings are moored closest to the shoreline on the inside of the dock. At one end of the main dock that runs along the shore there is an arm with three additional fingers, allowing for an additional 1000ft of moorage for transient or seasonal boaters, creating additional income. Two new floats have been added this year, one which is set up to be a common gathering space for visitors. The moorage rents out at \$1/linear foot.



Personal float cabin



Cabin inside



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There is a water licence for commercial use of water from Ranger Creek on the land behind the lease, this provides domestic water to the docks. There is also an effluent permit in place for the lease, although each float cabin is responsible for their own effluent. The lease has 19 years left on it, making this a long-term opportunity.

Echo Bay Marina across the bay has a long history in the area. It attracts boaters throughout the season and offers moorage, a restaurant, post office, store, fuel services, lodge accommodations and water taxi and float plane services. This is a lively, active place during the boating season! In the past, Cliffside Marina has handled overflow boat traffic for Echo Bay.

The purchase opportunity is for Lease #V906829, water license #C100930 and effluent permit #14721, sole ownership of +/- 1000sqft floating shop, 1000sqft floating cabin, all dock/anchoring infrastructure, and the assignment of all leases.



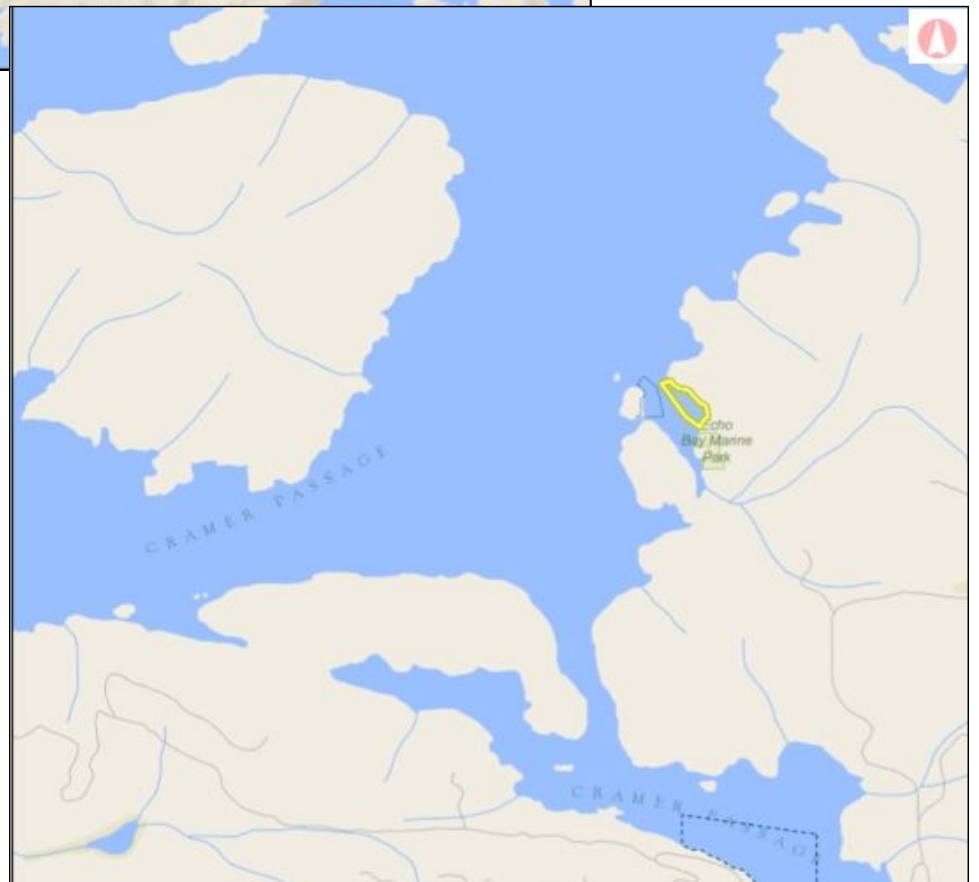
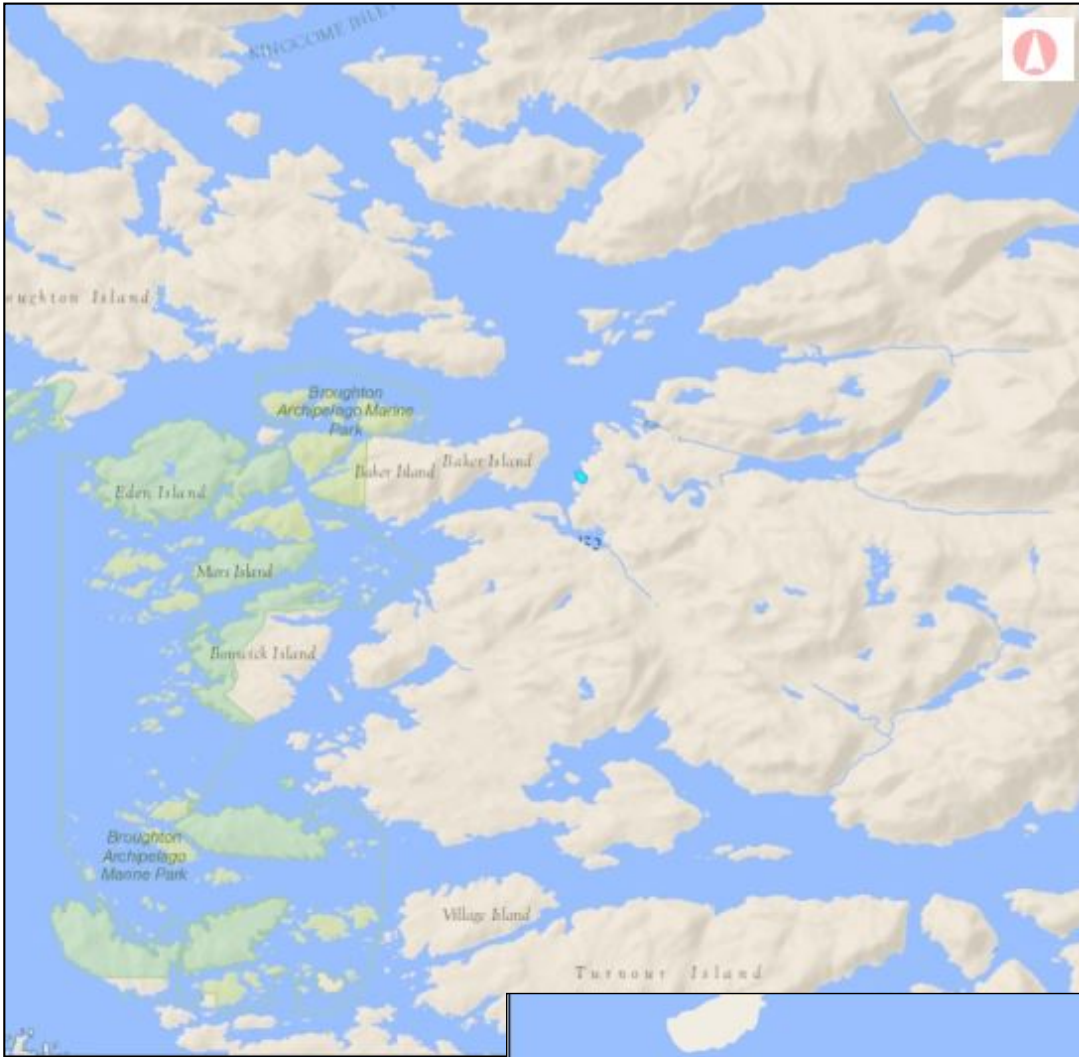
Moorage for transient or seasonal boaters

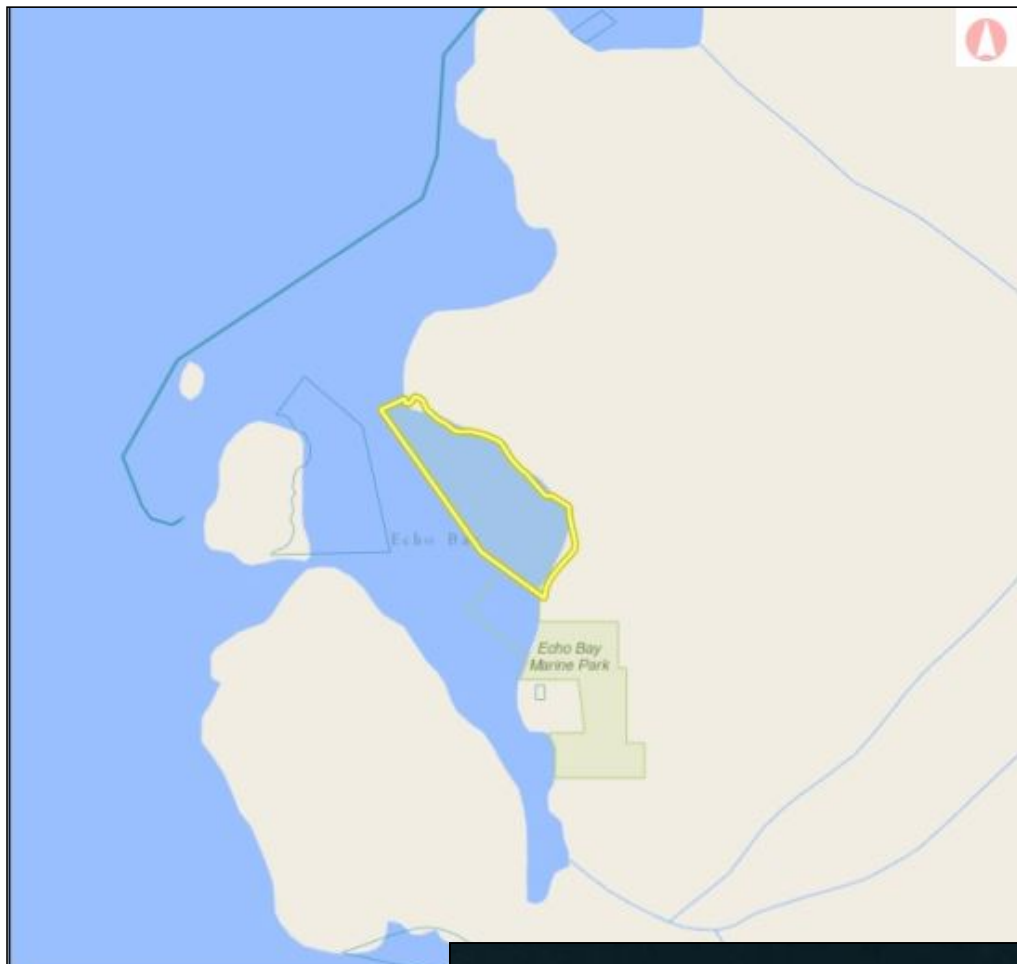


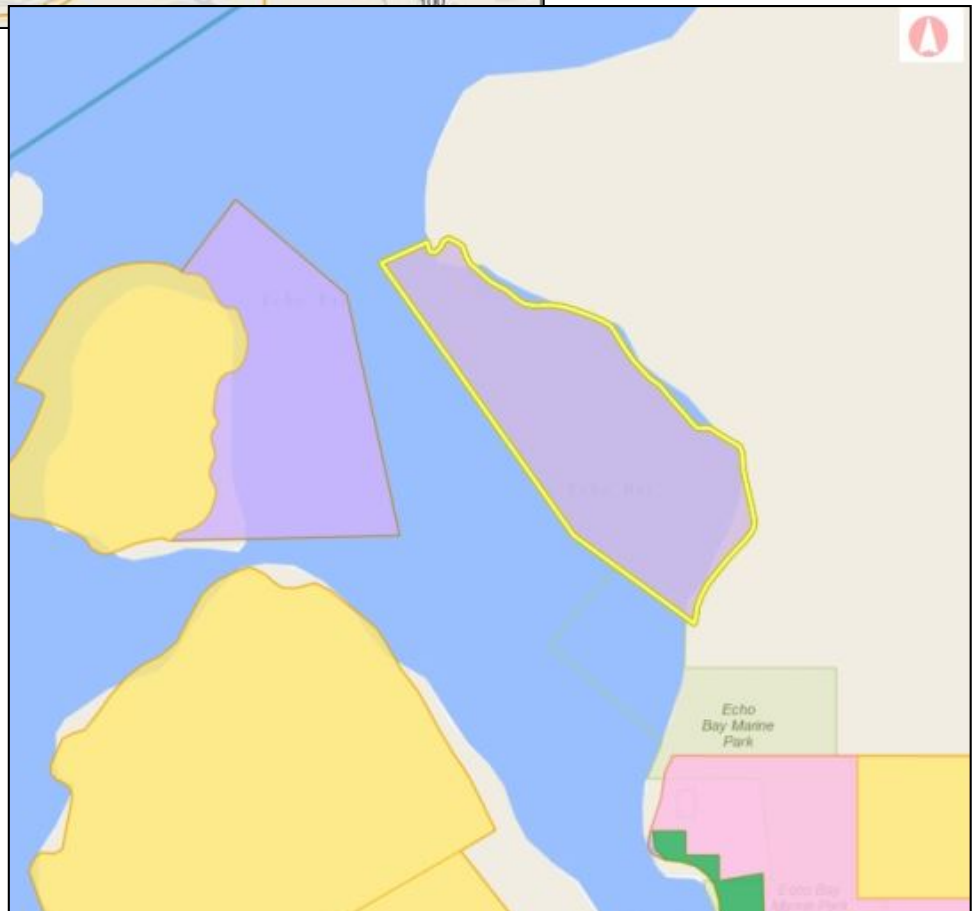
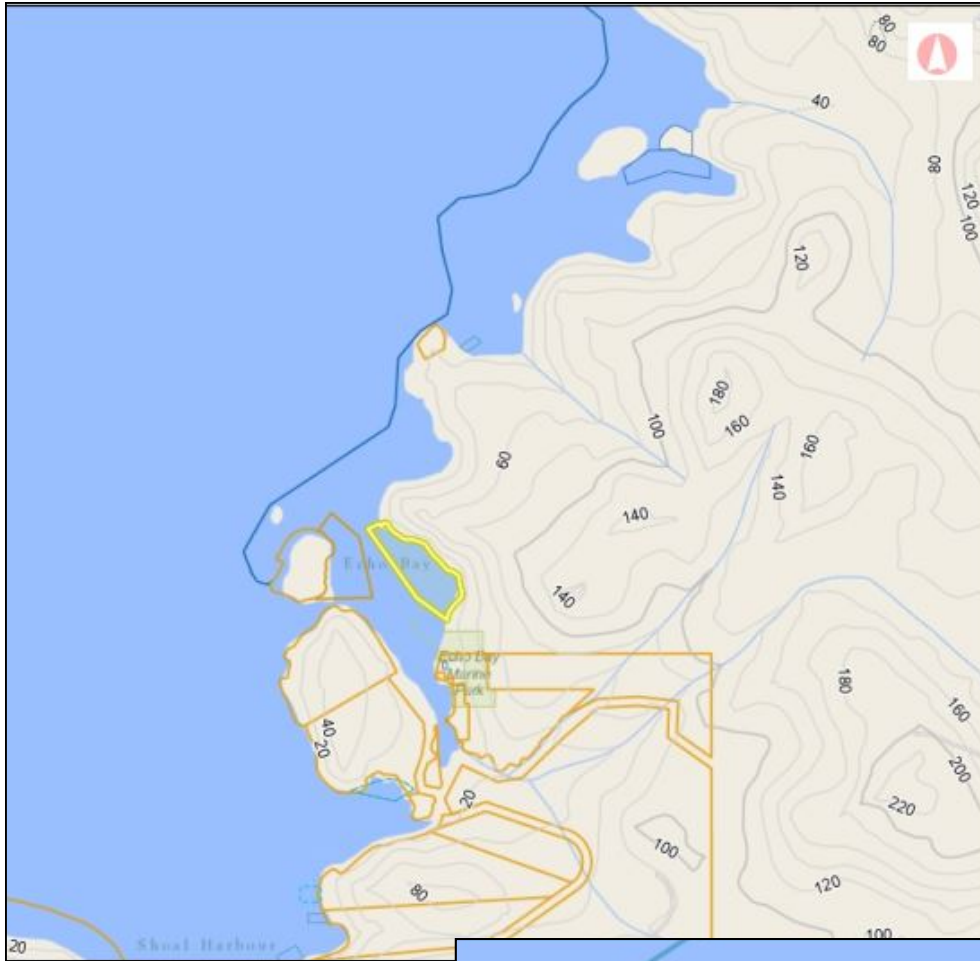


Gilford Island is the largest of the hundreds of islands within the Broughton Archipelago Marine Provincial Park region. Surrounded by the mountains of Vancouver Island to the west and the Coast Range on the mainland of British Columbia the remote islands of the Broughton Archipelago Marine Park are undeveloped and provide outstanding cruising, kayaking, unlimited and unique fishing, exploring and wildlife watching and access to the many channels and inlets on the mainland. The region is home to a northern population of resident killer whales (Orcas), and other marine mammals including dolphins, harbour porpoise, porpoise, seals, and wintering sea lions. Other wildlife in the area includes deer, bears, shorebirds, seabirds, loons, and bald eagles. Vast numbers of salmon migrate through these waters providing excellent salmon fishing.









MARINE ZONE (MAR-1)

(Added by Bylaw No. 920)

A.26.0 OBJECTIVE

This zone is intended to apply to the vast majority of the marine areas throughout the Regional District. It allows a limited number of uses in the interest of protecting the marine environment and ensuring the Regional District of Mount Waddington has adequate input as part of the processes related to new or expanded development proposals that relate to the marine environment (e.g. finfish aquaculture, resorts, etc.). This zone is not intended to regulate or otherwise interfere with transient marine activities such as commercial fishing, recreation fishing, boating and navigation, etc. which are regulated by the Government of Canada and do not require the development of infrastructure works to support them.

A.26.1 PERMITTED USES

- a) Accessory uses associated with upland based forestry, including, but not limited to: log dump, booming and storage; helicopter drop site; barge ramp; docking systems; and, float camp to provide temporary accommodation for forestry workers;
- b) A dock as per section 3.1.5(c) of this Bylaw; (Amended by Bylaw No. 925)
- c) Marine navigational aids installed by the Province of British Columbia or Federal Government or agents thereof, or as required by and with the permission of the respective agency having jurisdiction; and,
- d) Restoration or enhancement of the intertidal zone with the prior written approval of Fisheries and Oceans Canada, where applicable.

A.26.2 CONDITIONS OF USE

Permitted uses shall only be established upon the prior issuance of a Crown land tenure for said uses, where required by the Province of British Columbia.

A.26.3 NON-CONFORMING STATUS

Where a marine area or a building or structure located in a marine area is lawfully used as of June 20, 2017, and is subject to the Marine Zone (MAR-1) as of that date, but does not comply with the provisions of the Marine Zone (MAR-1), such use, building or structure shall be deemed to be a non-conforming and can be continued to be used subject to the provisions of the Local Government Act related to non-conforming use and other continuations.


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250-201-2226

V906829 Echo Bay See Remarks BC V0P 1S0 MLS® 1000651 \$289,000 **Active**



MLS® No: **1000651**
Status: **Active**
DoM: **48**
Storeys:
List Date: **2025-05-21**
Area: **Islands**
Sub Type: **Other**
Business Type: **Marine**
Total Units:
Lot SqFt:
Total SqFt:
Title: **Other**
Exist Lease Type: **Lease Gross**
Lease Term Offered:
List Price: **\$289,000**
Addl Rent:
Original Price: **\$269,000**
Sold Price:
Pending Date:
Sub Area: **Isl Small Islands (North Island Area)**
Parking Spaces:
Lot Acres:
Unfin SqFt:

Recent: 07/07/2025 : Price Change : \$269,000->\$289,000

Long-term lease for commercial moorage, workshop and floating cabins in Echo Bay, Gilford Island. This well-protected location with southern and western exposure offers relatively quick, easy access to the many inlets, islands and waterways throughout the Broughton Archipelago. Port McNeill on Vancouver Island is approximately 25 nautical miles to the south. The dramatic rise of land behind the lease has led to the nickname 'Cliffside Marina', with majestic trees and rock faces rising straight up out of the water providing protection from winds. There is currently floating cabin moorage rentals and this season the commercial moorage space has been increased, adding two new floats to the existing 1000ft. The owner has a personal 1000sqft float cabin and a workshop at the dock, which are included in the sale. Offering also includes a water licence for commercial use and an effluent permit. The lease has 19 years remaining, making this an attractive opportunity!

Land

Lot SqFt:
Onsite Parking: **Yes**
Comm Area: **Other**
Water:
Services:
Lot Features: **Dock/Moorage, Foreshore Rights, Marina Nearby, Southern Exposure**
Lot Acres:
Park Spcs:
View:
Dimensions:
Restrictions:
Waterfront:
Sewer:

Building/Exterior

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

Business

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

Strata/Lease

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

Legal/Public Records

Assessed:
Jurisdiction: **Port Hardy Rural (785)**
Zoning: **MAR-1**
PID:
Legal Description: **Commercial Lease V906829 File#14026 with Conditional Water Licence No.100930 and Effluent Permit PE-14721 situated at DL2509, Range 1, Coast District.**
Assess Yr:
Zone Desc:
Roll No: **27501.650**
Taxes:
Title: **Other**
Tax Year:



The BC Oceanfront Real Estate Team



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250-830-4435



Aren Knudsen

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250-203-0664

Zoning: MAR-1 (Marine Zone)
Regional District of Mount Waddington

Latitude: 50°45'W Longitude: 126°29'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.*



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