

Ocean View Condo



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#33 – 940 Island Hwy S.
Campbell River, Vancouver Island
\$299,900 Canadian



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ROYAL LEPAGE®
Advance Realty Ltd. 

Big Rock Condos is a small, three-story building set back off the road on the popular oceanfront highway leading into Campbell River's downtown.

This location offers easy access to all services and amenities, bus routes, major roads and the popular Seawalk, which stretches for miles along the Campbell River coastline. A coffee shop, gas station, liquor store and restaurant are all within easy walking distance.



This top floor unit offers beautiful ocean views from both the living room and bedrooms, looking across the entrance to Discovery Passage to the south end of Quadra Island, with the mainland mountains in the distance. Enjoy watching the marine activity while drinking coffee or just relaxing on the balcony.

744.79 sqft 2 bed/1 bath | Large oceanfront balcony | Top floor unit



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In-unit laundry | Strata fees: \$303.63/month

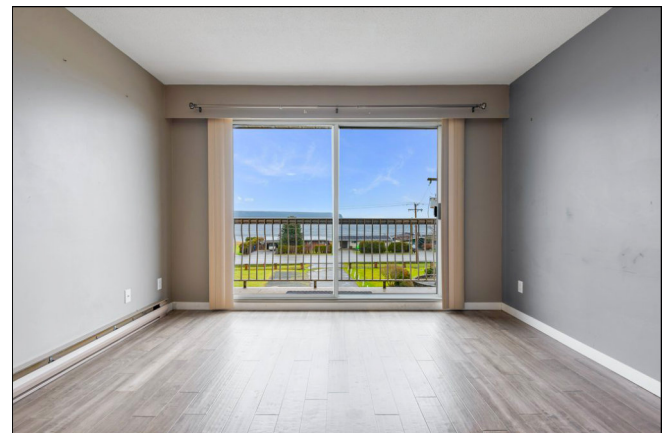
Accessed from an outdoor landing, the unit has windows on both sides, allowing natural light into the bathroom and the kitchen which face the back of the building. A sliding door in the living room leads to the oceanside balcony.

In addition to the living spaces, this unit also has a laundry/utility room. This is one of only a few units in the building allowed a washer/dryer, as future installation of washing machines is prohibited by strata.

A common area at the back of the building has been set up with barbeque spots and picnic tables, allowing for a private area for outdoor gatherings, with the hillside and trees as a natural backdrop.

Each unit has one designated parking spot.

Strata fees for unit 33 are \$303.63 per month. This is a well-managed strata and a mix of owners and tenants live in the building.







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

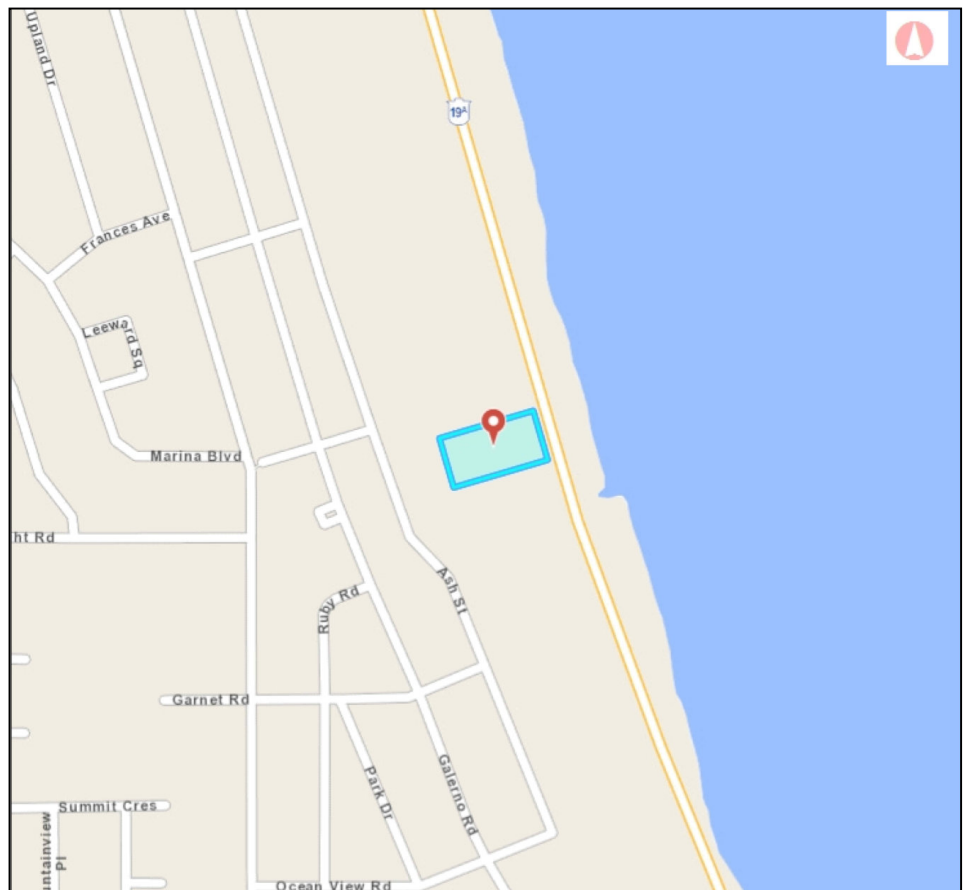
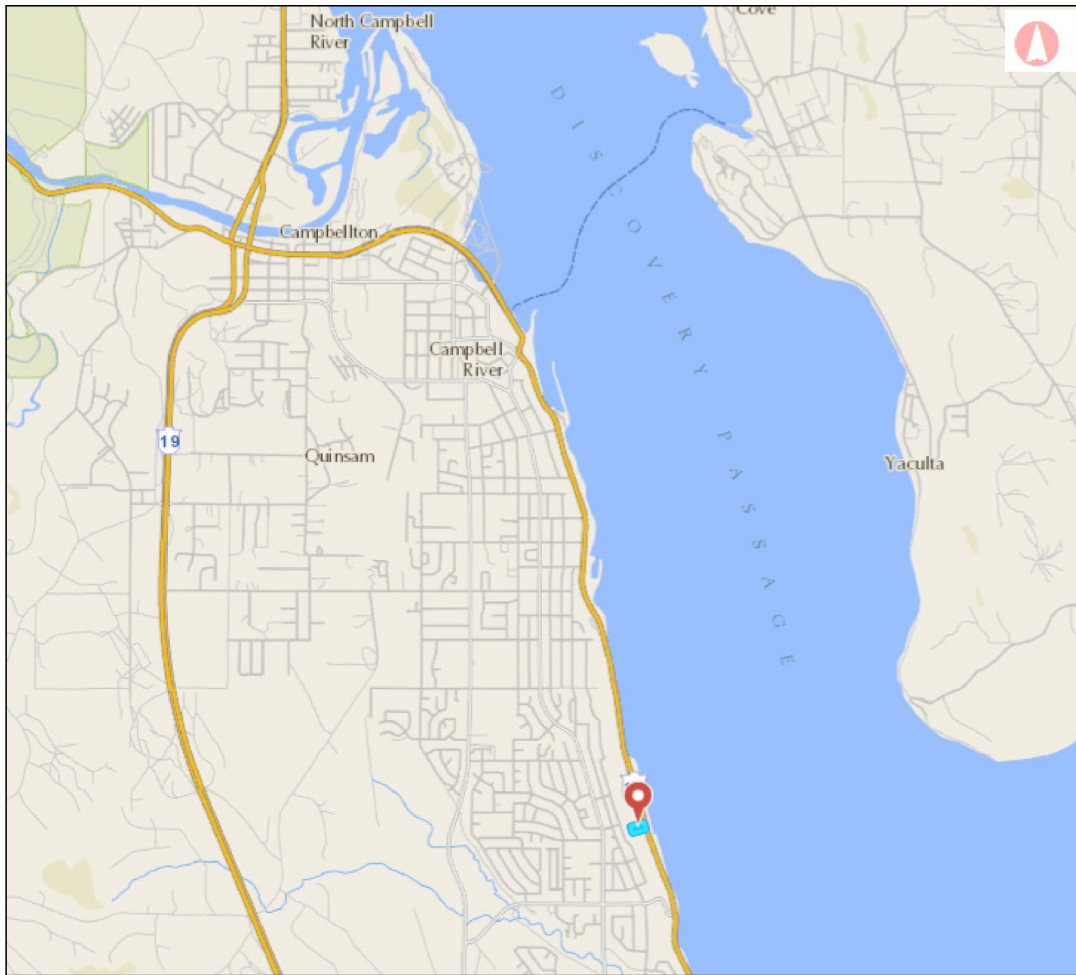


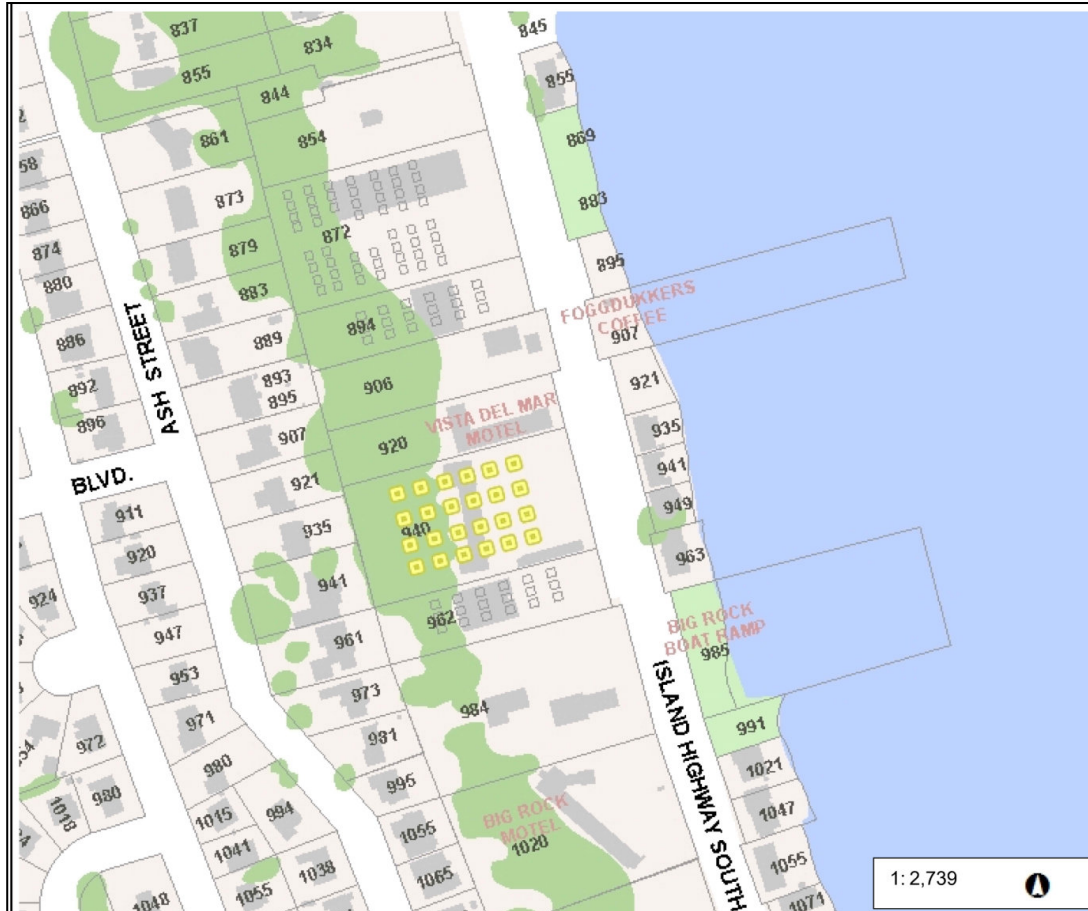


Campbell River is nestled in a region rich in natural resources, scenic beauty and an incredible variety of wildlife. One of the four main fishing centres on Vancouver Island, the city is internationally famous for both its ocean and freshwater fishing and the year-round salmon fishing in Discovery Passage 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.

Vancouver Island has one of the world's most diverse ecosystems: Rainforests, marshes, meadows, beaches, mountains, oceans, rivers and lakes create habitats for multitudes of wildlife species.







33-940 South Island Hwy, Campbell River, BC

Main Floor Exterior Area 744.79 sq ft



PREPARED: 2025/02/19



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

CITY OF CAMPBELL RIVER
Zoning Bylaw 3250, 2006

Schedule "A"

5.27 RESIDENTIAL MULTIPLE THREE (RM – 3) ZONE

Purpose:

This zone provides for the development of medium to high-rise residences in multiple-family complexes within the high density residential designation, typically three to six storey apartment style complexes.

5.27.1 Permitted Uses:

The following uses are permitted:

- (a) triplex or threeplex;

Bylaw 3399, 2009 – Replaces "Multiplex with Apartment" – Mar 16/10

- (b) apartment;
- (c) community care, or social care facility, or both;

Bylaw 3396, 2009 – Amds Sec. 5.35.1 d)

- (d) single-family residential dwelling units existing prior to May 27, 2008, including single wide manufactured homes in accordance with Section 4.19 and identified on Appendix 2.

Bylaw 3883, 2023 – Adds 5.35.1 e) – Jul 20/23

- (e) Townhouses or row housing with or without secondary suites as defined by Secondary Suite or an apartment is permitted with a maximum building height of 15.0 metres at 497 Rockland Road (Legal Description: LOT 3, SECTION 29, TOWNSHIP 1, COMOX DISTRICT, PLAN VIP57725)

5.27.2 Lot Area:

The minimum lot area shall be 400 square metres for "fee-simple" lots, or a minimum average of 135 square metres per bare land strata lot.

5.27.3 Density:

The maximum density permitted is 75 dwelling units per hectare, prior to density bonus for amenity provision, as follows:

- (a) A density bonus of up to ten (10) additional dwelling units per hectare is permitted where 80% or more of the required parking is underground or integrated parking; and/or
- (b) A density bonus of five (5) additional dwelling units per hectare is permitted where monetary contribution is made for parkland development or for recreational or *environmental greenways development or enhancement (exclusive of any environmental greenways enhancement provided in conjunction with a riparian area setback reduction), equivalent to 1% per unit of density bonus of appraised land value prior to development; to a maximum of 90 dwelling units per hectare.

CITY OF CAMPBELL RIVER**Schedule "A"****Zoning Bylaw 3250, 2006**

- (c) A density bonus of one additional dwelling is permitted for every five units of Affordable Housing provided, up to a maximum 15 additional dwelling units per hectare, to a maximum density of 90 dwellings per hectare. Affordable Housing must be secured through a covenant registerable under section 219 of the *Land Title Act* in favour of the City.

5.27.4 Lot Coverage:

The maximum lot coverage of all buildings is 50%.

5.27.5 Minimum Dimensions Required for Yards:

Yards in this zone must have the following minimum dimensions:

Front yard: minimum 7.5 metres

Rear yard: minimum 7.5 metres

Side yard: minimum 3.0 metres

Side yard adjoining a local road: minimum 3.5 metres

Side yard adjoining a highway,
arterial or collector road: minimum 4.5 metres

5.27.6 Building Height:

The maximum height of a principal building is 20.0 metres. Notwithstanding this provision, for a lot along Island Highway 19A from 6th 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

Bylaw 3811, 2021 adds section 5.35.7 May 31, 2021

5.27.7 Conditions of Use:

The following provisions apply only at 854 Island Highway South (Legal Description: LOT 3, SECTION 32, TOWNSHIP 1 COMOX LAND DISTRICT PLAN VIP48714 EXCEPT PLAN VIP58597)

- a) A maximum base density permitted is 1.0 floor area ratio. A density bonus of up to 0.25 floor area ratio is permitted where monetary contribution is made for parkland development or for recreational or environmental greenways development or enhancement (exclusive of any environmental greenways enhancement provided in conjunction with a riparian area)

CITY OF CAMPBELL RIVER**Zoning Bylaw 3250, 2006****Schedule "A"**

setback reduction), equivalent to 0.2% of appraised land value prior to development per 0.01 floor area increase under this provision; to a maximum of 1.25 floor area ratio.

Bylaw 3823, 2021 adds section 5.35.8 October 18, 2021

5.27.8 Conditions of Use:

The following provisions apply only at 2221 Dalton Rd. (Legal Description: LOT 15, DISTRICT LOT 218 COMOX LAND DISTRICT PLAN VIP8401)

- a) A maximum base density permitted is 0.75 floor area ratio. A density bonus of up to 0.50 floor area ratio is permitted where monetary contribution is made for parkland development or for recreational or environmental greenways development or enhancement (exclusive of any environmental greenways enhancement provided in conjunction with a riparian area setback reduction), equivalent to 0.2% of appraised land value prior to development per 0.01 floor area increase under this provision; to a maximum of 1.25 floor area ratio.


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33 - 940 Island Hwy S Campbell River BC V9W**181**MLS® No: **988794** **\$299,900** **Active**

Top floor unit at Big Rock Condos with in-suite laundry! Beautiful ocean views from the living room and bedrooms, looking across Discovery Passage to the south end of Quadra Island, with the mainland mountains in the distance. Enjoy watching the marine activity or just relaxing on the balcony. Great opportunity to own an affordable condo unit on the popular ocean highway into Campbell River! Across the street from the Seawalk and close to a coffee shop, liquor store, restaurant and gas station, with bus stops nearby. A sliding door in the living room leads to the oceanside balcony. This unit is one of only a few in the building allowed a washer/dryer, as installation of washing machines is now prohibited by strata. A common area at the back of the building has been set up with barbeque spots and picnic tables, allowing for a private area for outdoor gatherings. Strata fees for unit 33 are \$303.63 per month, no cats or dogs are allowed, and there are no age restrictions.

Room	Level	Dims/Pieces
Bathroom	Main	4-Piece
Bedroom	Main	14'8x8'0
Bedroom - Primary	Main	14'8x8'6
Kitchen	Main	8'7x8'1
Living Room	Main	15'1x11'11

MLS® No: **988794** List Price: **\$299,900**
 Status: **Active** Orig Price: **\$319,900**
 Area: **Campbell River** Sub Area: **CR Campbell River Central**
 DOM: **26** Sold Price:
 Sub Type: **Condo Apartment**
 Pend Date: Title: **Freehold/Strata**

Interior

Beds: **2** Baths: **1** Kitchens: **1** Fireplaces: **0** Storeys: **3**
 FinSqFt Total: **745** UnFin SqFt: **0** SqFt Total: **745** Basement: **No** Addl Accom: **Laundry: In Unit**
 2pc Ensuites: **0** 3pc Ensuites: **0** 4+pc Ensuites: **0** Beds or Dens: **2**
 Layout: **Condo** Appl Incl: **Freezer, Oven/Range Electric, Refrigerator**
 Heating: **Baseboard, Electric** Cooling: **None**
 Intr Ftrs:

Exterior/Building

Built (Est): **1977** Front Faces: **East** Storeys: **3** Bldg Warranty:
 Construction: **Insulation: Ceiling, Vinyl Siding** Foundation: **Slab** Roof: **Membrane**
 Lgl NC Use: Access: **Road: Paved** Bldg Style:
 Exterior Ftrs: **Balcony**

Lot

Lot SqFt: **0** Lot Acres: **0.00** Dimensions: Shape:
 Park Type: **Open** Park Spcs: **1** View: **Mountain(s), Ocean** Waterfront: **Ocean** Water: **Municipal**
 Carport Spcs: **0** Garage Spcs: **0** Services:
 Sewer: **Sewer Connected** Restrictions:
 Lot Ftrs: **Shopping Nearby, Walk on Waterfront**

Legal/Public Records

Assessed: **\$261,500** Assess Yr: **2025** Taxes: **\$2,556** Tax Year: **2024**
 PID: **000-690-813** Roll No: **07590.021** Zoning: **RM-3** Zone Desc: **Residential**
 Plan Number: **429** Lot: **22** Block: District Lot: Land District:
 Legal Description: **Strata Lot 22, Section 32, Township 1, Comox District, Strata Plan 429, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1.**

Strata

Strata/Pad Fee: **\$304** Strata/Pad Fee Year: **2025** Prop Mgr: **Pacific Quorum** Mgr Phone:
 Complex: Bldgs/Cmplx: **1** Str Lots/Cmplx: **24** Str Lots/Bldg: **24**
 Balc SqFt: Patio SqFt: LCP SqFt: Stor SqFt:
 Park SqFt: Park Incl: **1** Park Cmn Sp: **0** Park LCP Spc: **0**
 Depr Rpt?: **Yes** Plan Type: **Building** Lvl's in Unit: **1** Unit's Level: **Top Level**
 Subdivision Name: **Big Rock**
 Rent Allwd?: **Some Rentals** No short term rentals
 Yngst Age: **0**
 Pets Allwd: **Aquariums, Birds, No cats/dogs**
Caged Mammals, Number Limit, Size Limit
 BBQs Allwd: **Yes** See Bylaws
 Smoking Byl: **No**
 Unit Incl: **Balcony, Parking Stall**
 Assmt Incl: **Garbage Removal**
 Shrd Am:

The BC Oceanfront Real Estate Team



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Zoning: RM-3
City of Campbell River

Strata fees monthly: \$303.63 (2025)

Taxes: \$2,556.00 (2024)

Longitude: 49°99'N Latitude: 125°22'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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