

Development Opportunity in Port Alice



SHELLEY McKAY
Personal Real Estate
Corporation
250-830-4435

ED HANDJA
Personal Real Estate
Corporation
250-287-0011

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



bcoceanfront.com



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.

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





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

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 property does not currently have a specific zoning designation. The Village will work in cooperation with a developer to apply the necessary zoning for not only tourist accommodations, but will also consider food and beverage services, including liquor sales, for development of a kitchen, restaurant, dining room, etc.

It's rare to find an open offer opportunity for consideration. Bring your ideas.

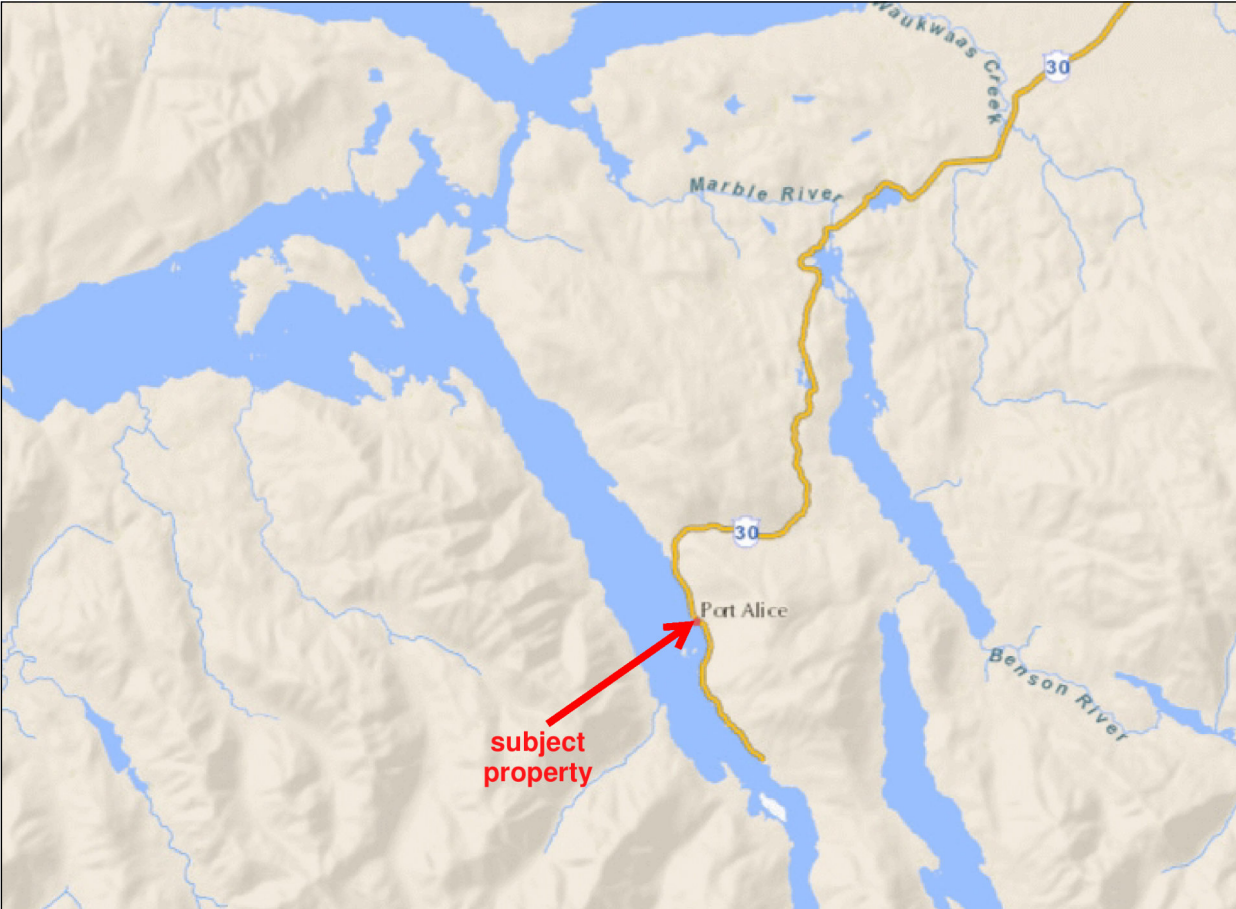
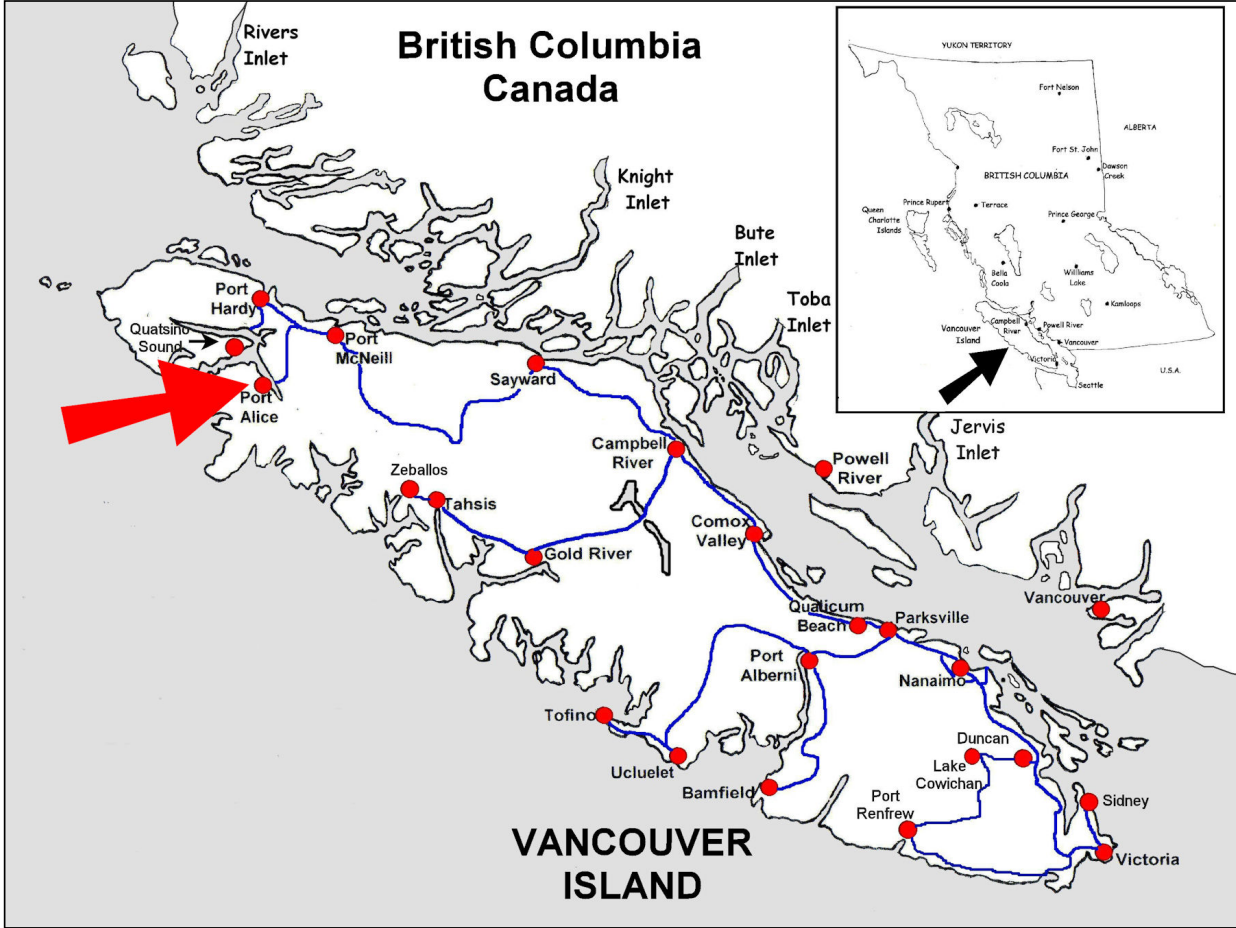
Port Alice is located on Neroutsos Inlet, one of Vancouver Island's gateways to the wild and wonderful west coast. This small community is a popular spot for outdoor exploring, with good fishing and sightseeing out in Quatsino Sound and nearby Alice and Victoria Lakes with rainbow, bull and cutthroat 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.

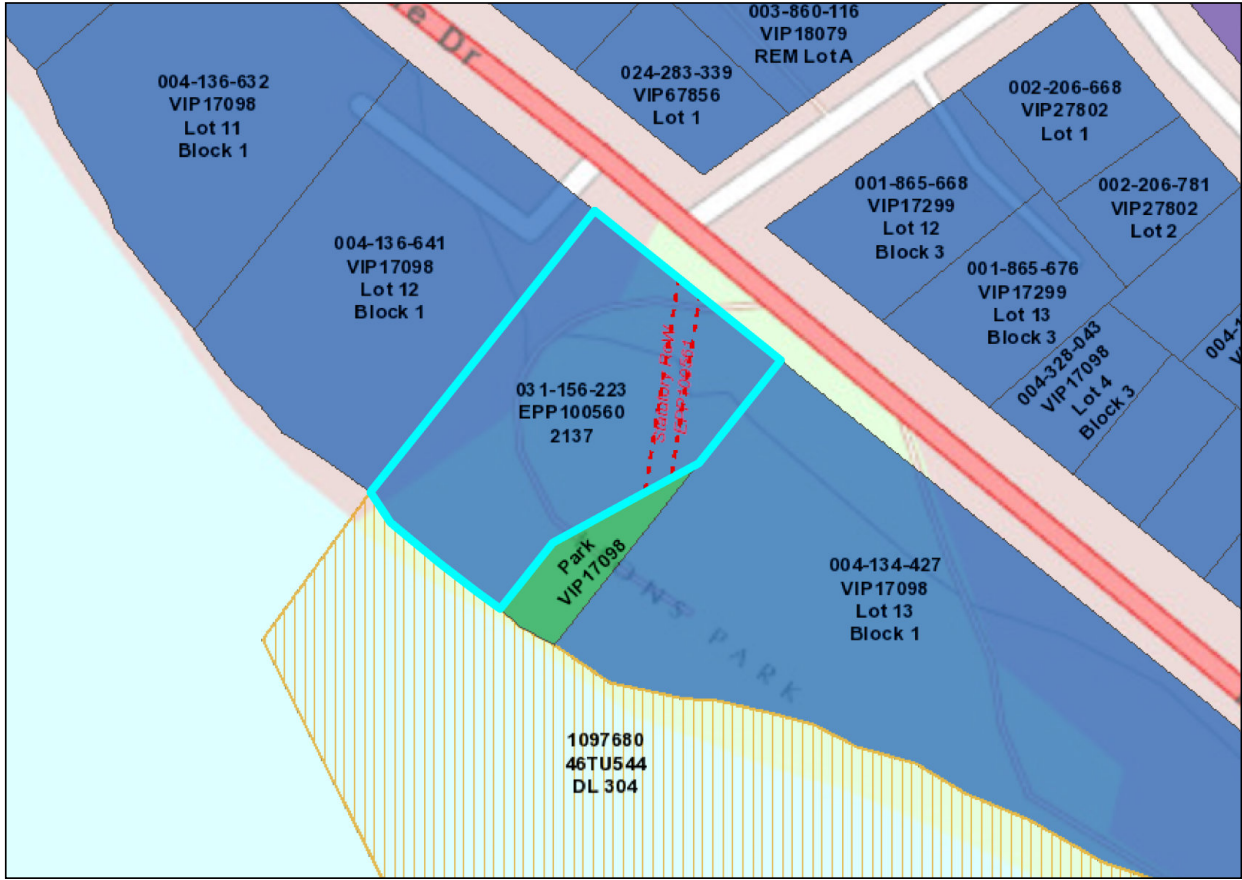








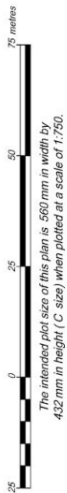




**REFERENCE PLAN TO ACCOMPANY BYLAW NO. 656 (VILLAGE OF PORT ALICE)
TO CLOSE PART OF PARK DEDICATED ON PLAN 17098,
DISTRICT LOT 2137, RUPERT DISTRICT.**

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

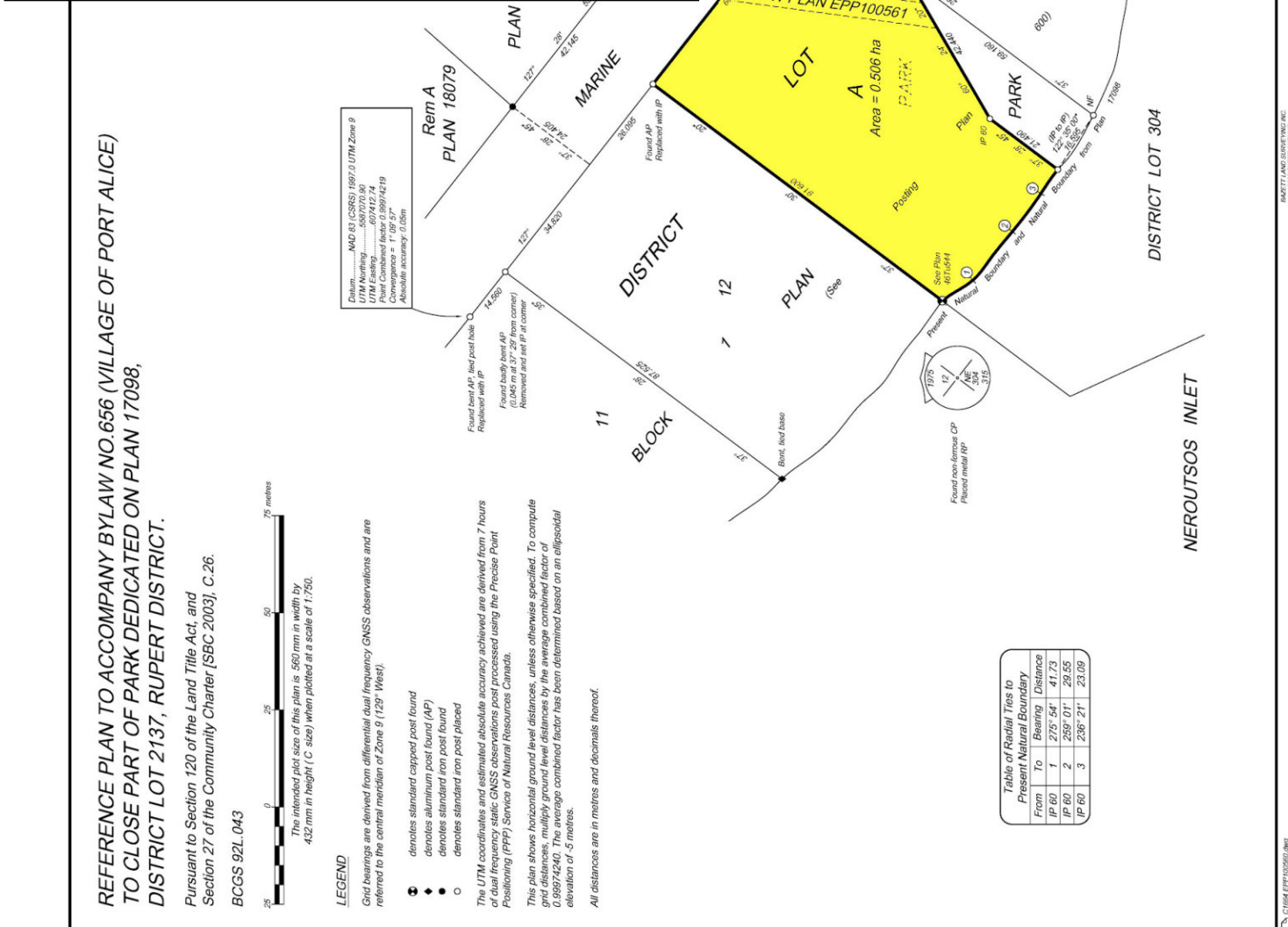
The UTM coordinates and estimated absolute accuracy achieved are derived from 7 hours of real time kinematic GNSS observations and used using the Precise Point Positioning (PPP) Service of Natural Resources Canada.

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.

Table of Radial Ties to Present Natural Boundary

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



Datum: MAD 83 (CSRS) 1987.0 UTM Zone 9
 UTM Northing: 5086027.41
 UTM Easting: 407412.74
 Point Combined Factor: 0.99974290
 Convergence: +1° 09' 57"
 Absolute accuracy: 0.05m

The field survey represented by this plan was completed on the 11th day of February, 2020
 Justin H. Petras, BCLS (BSC)

This plan lies within the
 Regional District of Mount Waddington.

FILE C1684

ECM 234200
 March 31, 2020

SAVATY SURVEYING INC.
 4050 COLLYER AVENUE, 2ND
 COQUITON, BC V3K 3A8
 TEL: 779.334.3368
 WWW.SAVATTY.COM

21094 EPP100561 (REV)
 Map 11-1-2020



www.bcoceanfront.com
 Ed Handja* 250-287-0011
 Shelley McKay* 250-830-4435
 edhandja@bcoceanfront.com



ROYAL LEPAGE
 Advance Realty Ltd.
 888-286-1932
 250-286-3293



Lot A Marine Dr Port Alice BC V0N 2N0

MLS® No: **899038** **\$480,000** **Active**



MLS® No: **899038** List Price: **\$480,000**
 Status: **Active** Orig Price: **\$480,000**
 Area: **North Island** Sub Area: **NI Port Alice**
 DOM: **0** Sold Price:
 Sub Type: **Unimproved Land**
 Pend Date: Title: **Freehold**

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. The property is 1.25 acres. 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 property does not currently have a specific zoning designation. The Village will work in cooperation with a developer to apply the necessary zoning for not only tourist accommodations, but will also consider food and beverage services, including alcohol, for development of a kitchen, restaurant, dining room, etc. It's rare to find an open offer opportunity for consideration. Bring your ideas.

Interior

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

Exterior/Building

Built (Est):	Front Faces:	Storeys:	Bldg Warranty:
Construction:		Foundation:	Roof:
Lgl NC Use:	Access: Road: Paved		Bldg Style:
Exterior Ftrs:			

Lot

Lot SqFt: 54,450	Lot Acres: 1.25	Dimensions:	Shape:	
Park Type:	Park Spcs:	View: Mountain(s), Ocean	Waterfront: Ocean	Water: Municipal
Carpport Spcs:	Garage Spcs:	Restrictions: Easement/Right of Way	Services:	
Sewer: Sewer Available				

Lot Ftrs: **Cleared, Irregular Lot, Park Setting, Quiet Area, Recreation Nearby, Rural Setting, Walk on Waterfront**

Legal/Public Records

Assessed: \$150,000	Assess Yr: 2022	Taxes: \$0	Tax Year: 2021
PID: 031-156-223	Roll No: 06-558-00609.05	Zoning:	Zone Desc:
Plan Number: EPP100560	Lot: 2137 Block:	District Lot:	Land District:
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

250-286-3293
1-888-286-1932

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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