

Commercial Lot in Port Alice



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Parcel A, DL 2137
Port Alice, Vancouver Island
\$130,000 Canadian



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Tucked off the main road in Port Alice, this lot offers an opportunity for a trades business or private club to establish a home base, in a coastal community that offers an escape from urban life.

Live the west coast island lifestyle, with direct paved road access to the Island Highway and larger service centres.

Port Alice, the gateway to the west coast on beautiful northern Vancouver Island, 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.



Parcel A has recently been consolidated from two individual lots. The parcel is now approximately 0.639 acres of partially cleared land. Access is along Veterans Way approx. 230ft up from Marine Drive. This access is shared with The Royal Canadian Legion which is situated in front of the parcel and along Marine Dr.

The property is currently unserviced, access to municipal services are on Marine Dr.





0.639 acre | 3km seawalk | view over Neroutsos Inlet

Zoning permits a variety of trade uses, such as welding or automotive shop, as well as building supply/lumber yard, boat sales and warehouses. The zoning also permits private clubs or fraternal lodges (such as the Legion in front). Zoning does not permit residential use.

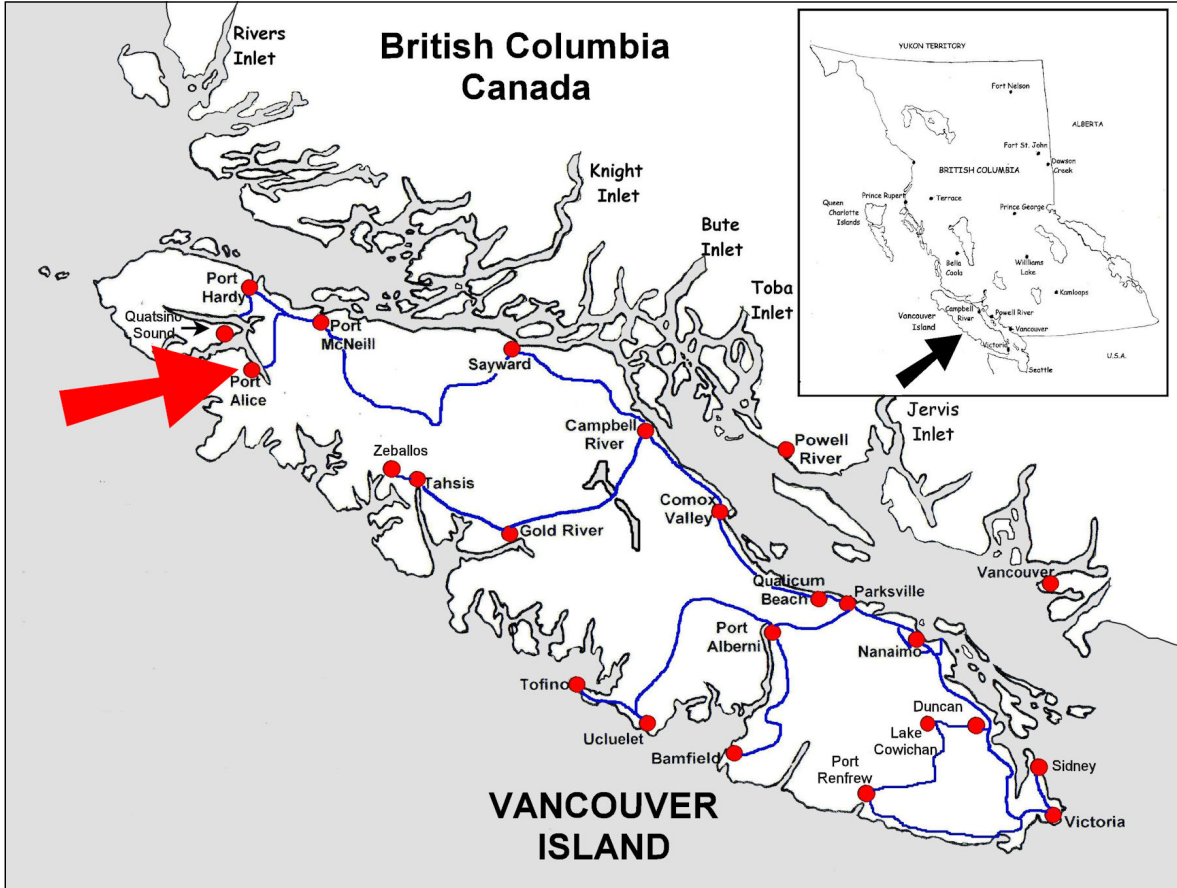
The village is attractively laid out along a sloped hillside so that most properties have a view over Neroutsos Inlet, with a 3km seawalk that follows the shoreline. Rumble Beach Marina, operated by the municipality, offers a public boat launch with parking and facilities as well as moorage. The Village of Port Alice offers overnight accommodations, RV sites, a golf course, soccer and baseball fields, liquor store, grocery store, gas station, food truck, paddle sport rentals, fishing and wildlife charters, Royal Canadian Legion, post office, community centre, coffee shop, beauty salon, RCMP and a medical clinic.

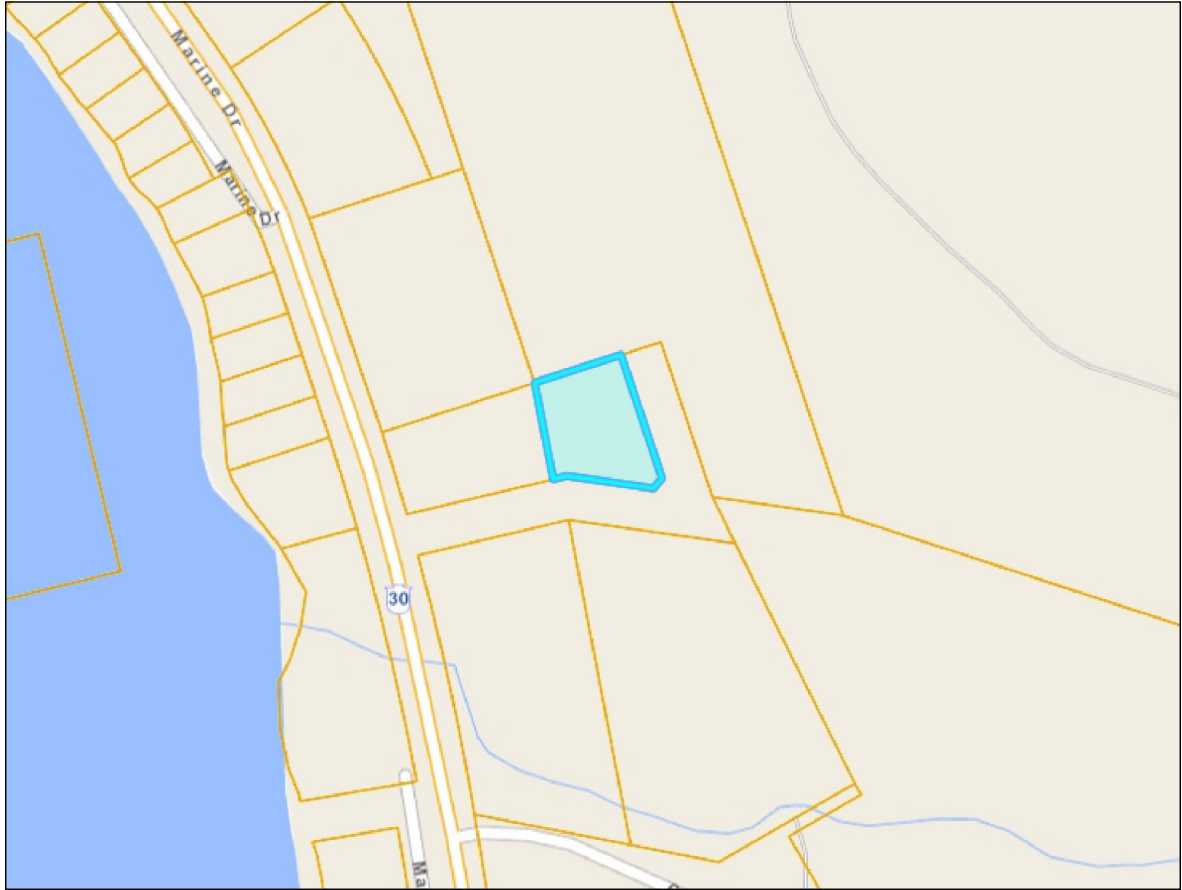


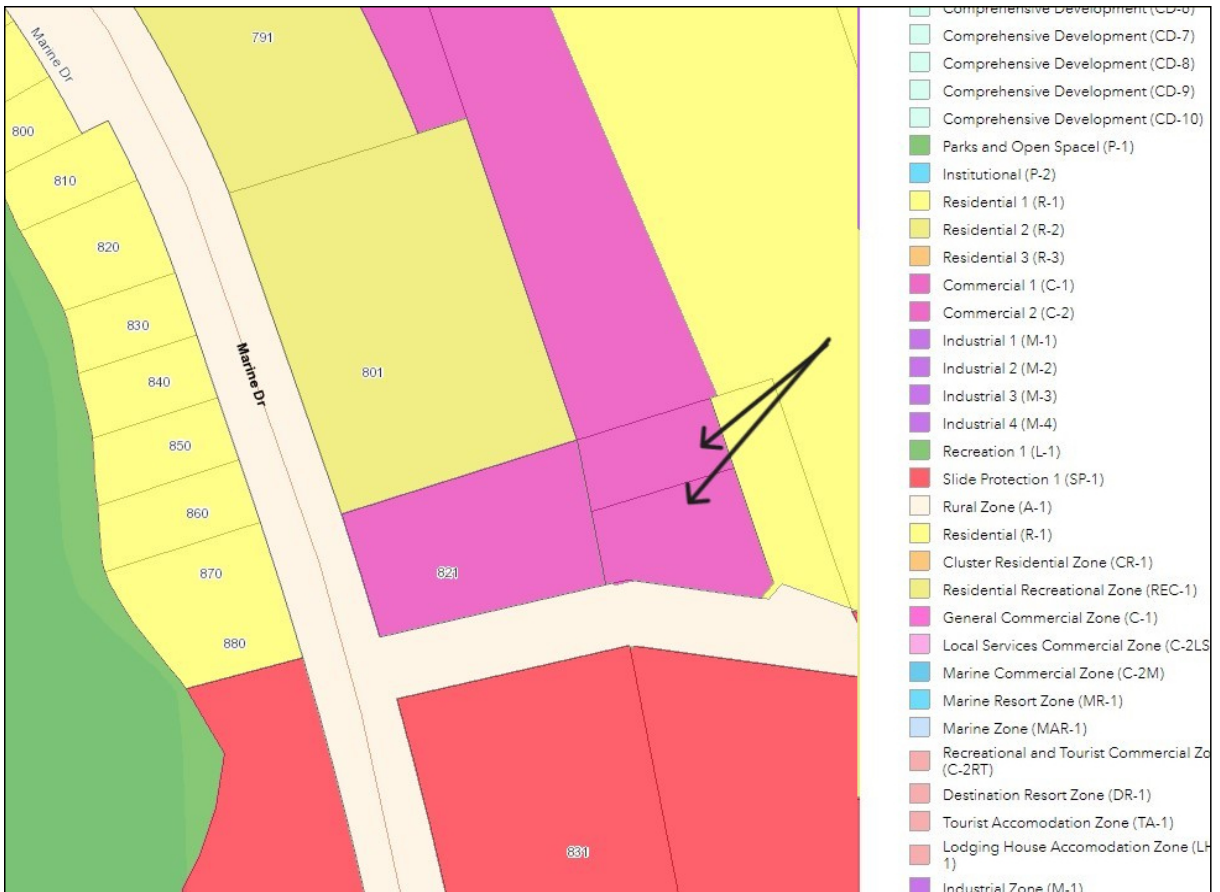


Port Alice is located on Neroutsos Inlet, one of Vancouver Island's gateways to the wild and wonderful west coast. This small community is a popular spot for outdoor exploring, with good fishing and sightseeing out in Quatsino Sound and nearby Alice and Victoria Lakes with rainbow, bull and cutthroat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









COMMERCIAL 2 ZONE (C-2)

5.5.0 PERMITTED USES

In a Commercial 2 Zone, the use of land, buildings and structures is restricted to:

- (a) Building supply and lumber yards
- (b) Automobile sales and repairs
- (c) Boat sales
- (d) Mobile home, trailer and camper sales
- (e) Plumbing shops
- (f) Welding and machine shops
- (g) Gasoline service stations
- (h) Warehouses
- (i) Contractor's yard
- (j) Bulk oil and gas storage
- (k) Private clubs and fraternal lodges
- (l) Public utility structures and uses
- (m) Structures and uses accessory to uses permitted in clauses (a) to (l) inclusive.

5.5.1 STANDARDS

Every use of land and every building or structure permitted in a C-2 Zone, shall conform to the provisions of Sections 5.5.2 to 5.5.7 inclusive.

5.5.2 MINIMUM SITE AREA

Minimum site areas shall be as follows:

- (a) Plumbing, welding and machine shops: 650 m² (7000ft²)
- (b) All other uses: 930 m² (10000 ft²)

5.5.3 MINIMUM YARD DIMENSIONS

Each site shall provide yards of not less than the following

- (a) Front yard depth - 6 m (20ft)
- (c) Each side yard width - 1.5 m (5 ft)
- (d) Rear yard depth - 6 m (20 ft)

5.5.4 SITE COVERAGE

Buildings and structures shall not cover more than 50 percent of the site area.

5.5.5 MAXIMUM HEIGHT

- (1) No principal building shall be erected in excess of 12 m (40 ft).
- (2) No accessory building or structure shall exceed 4.5 m (15 ft).

5.5.6 PARKING

Off-street parking shall be provided and maintained in accordance with the provisions of Section 6.1.0.

5.5.6 LOADING

Adequate space for the loading, unloading and manoeuvring of delivery vehicles shall be provided on each site.



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Parcel A Veterans Way Port Alice BC V0N 2N0 MLS® 952754 \$130,000 Active



MLS® No: **952754**
 Status: **Active**
 DoM: **0**
 Storeys:
 List Date: **2024-02-06**
 Area: **North Island**
 Sub Type: **Unimproved Land**
 Business Type:
 Total Units:
 Lot SqFt: **27,878**
 Total SqFt:
 Title: **Freehold**
 Exist Lease Type: **Sale of Assets**
 Lease Term Offered:

List Price: **\$130,000**
 Addl Rent:
 Original Price: **\$130,000**
 Sold Price:
 Pending Date:
 Sub Area: **NI Port Alice**

Parking Spaces: **1**
 Lot Acres: **0.64**
 Unfin SqFt:

Recent: 02/06/2024 : NEW

Parcel A offers an opportunity for a trades business or storage company investment, to locate in Port Alice on northern Vancouver Island. The property has recently been consolidated from two individual lots and is partially cleared. Access is along Veterans Way off the main road through the village, Marine Drive. This access is shared with The Royal Canadian Legion which sits in front of the parcel. The property is currently unserviced, access to municipal services are on Marine Dr. Zoning permits a variety of trade uses, such as welding or automotive shop, as well as building supply/lumber yard, boat sales and warehouses. The zoning also permits private clubs or fraternal lodges (such as the Legion in front). Zoning does not permit residential use. 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, approx. 50 minutes along Highway 30 and Highway 19.

Land

Lot SqFt: **27,878** Lot Acres: **0.64** Dimensions:
 Onsite Parking: **Yes** Park Spcs: **1** Restrictions:
 Comm Area: **Other** View: **Mountain(s)** Waterfront:
 Water: **None** Sewer: **None**
 Services:
 Lot Features: **Marina Nearby, Quiet Area, Recreation Nearby, Rural Setting, 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: **1** 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: Op Expense: Gross Income:
 Inventory Val: Goodwill 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: **Sale of Assets**
 Exist Lease Amt: Exist Lease Exp: Exist Lease Term:
 Lease Amt Addl: Lease Amt Freq: Lease Term Offered:

Legal/Public Records

Assessed: **\$151,000** Assess Yr: **2024** Taxes: **\$0** Tax Year: **2023**
 Jurisdiction: **Village of Port Alice** Title: **Freehold**
 Zoning: **C2** Zone Desc:
 PID: **032-073-097** Roll No: **00788.353**
 Legal Description: **Parcel A (being consolidation of Lots A+B, see CB935752) District Lot 2137 Rupert District, Plan 47620.**

The BC Oceanfront Real Estate Team



Shelley McKay

Personal Real Estate Corporation
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Zoning: C-2
Village of Port Alice

Longitude: 50°43'N Latitude: 127°49'W

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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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