

Development Opportunity in Port Alice



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



bcoceanfront.com



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 all sorts of ideas and concepts for a great new 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.





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.

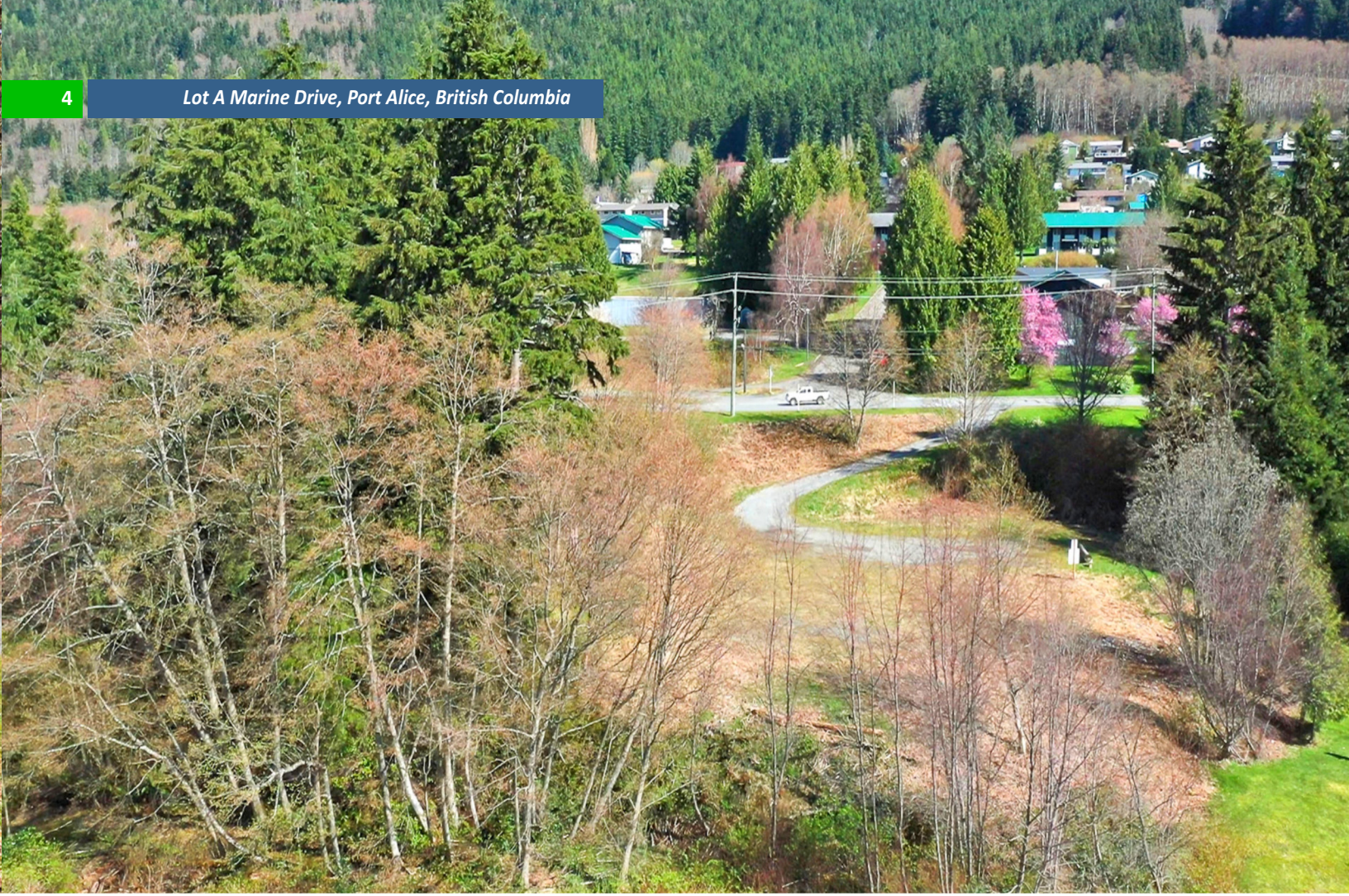
Neighbouring properties include to the east Village of Port Alice parkland and just minutes away the Port Alice Yacht Club / Marina facilities and a public boat launch, truck trailer parking and moorage facilities managed by the Village. To the west is the Port Alice Health Centre with lots of green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

an owner/developer to apply the necessary permitting for tourist accommodations, and will also consider food and beverage services, including alcohol, for development of a kitchen, restaurant, dining room, etc. as part of the development.

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



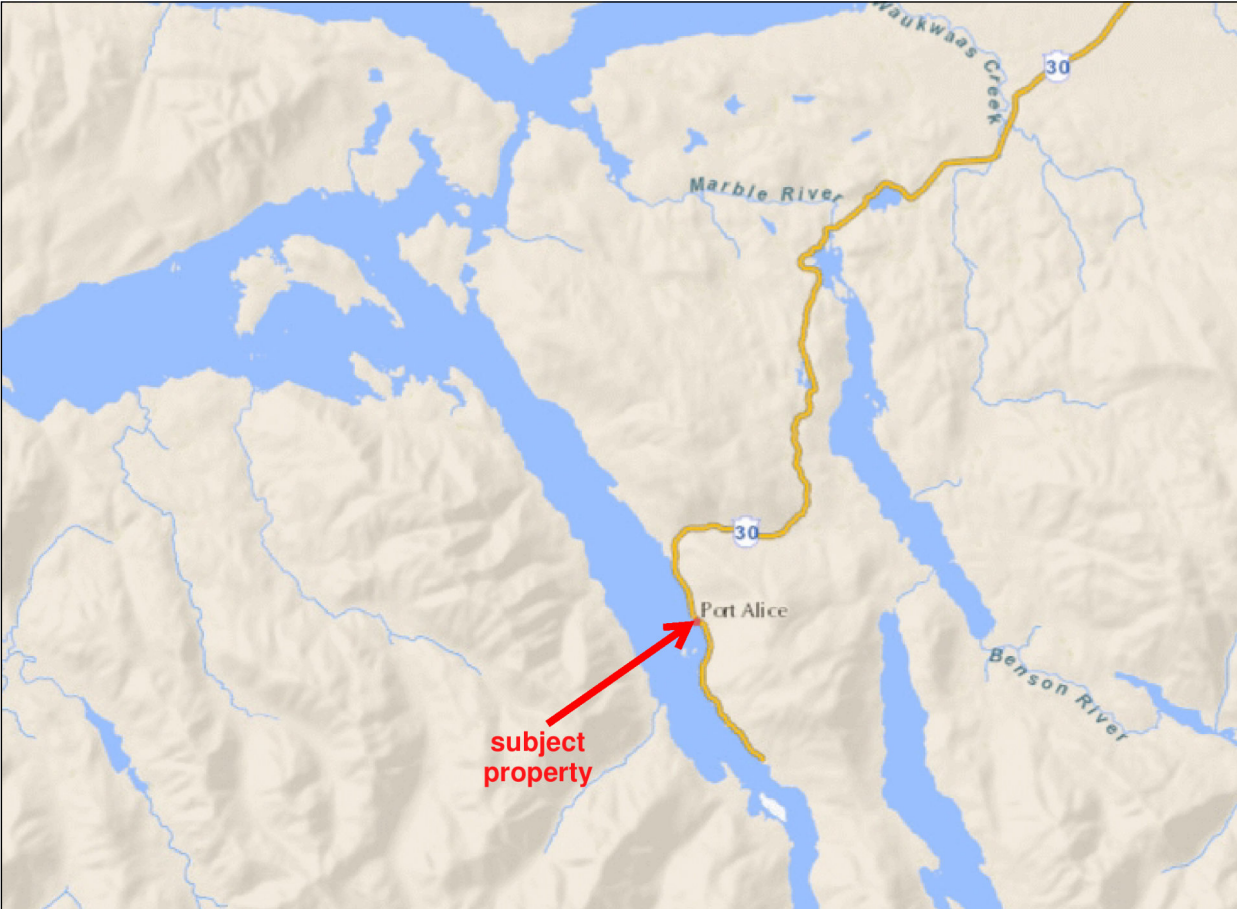


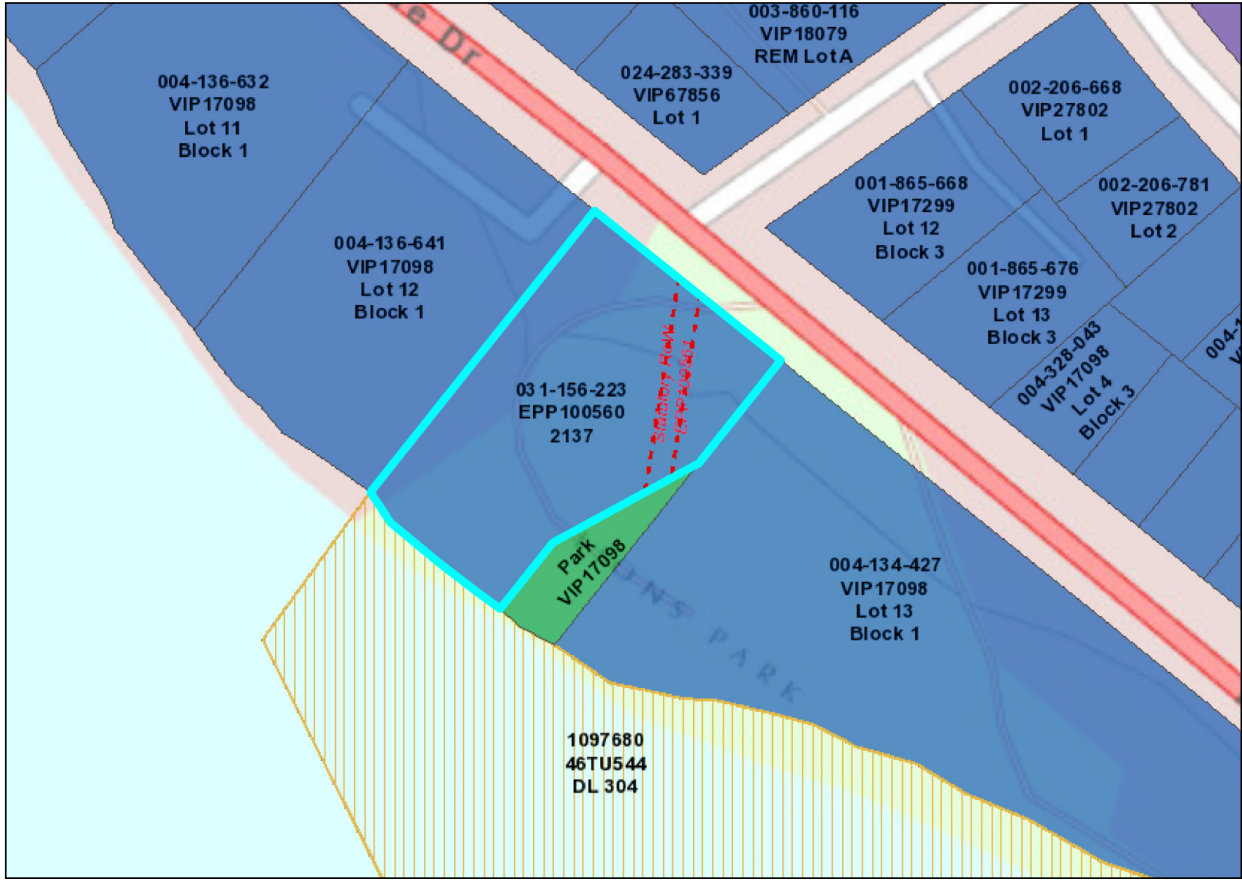
Port Alice is located on Neroutsos Inlet, one of Vancouver Island's gateways to the wild and wonderful west coast. This small community is a popular spot for outdoor exploring, with good fishing and sightseeing out in Quatsino Sound and nearby Alice and Victoria Lakes with rainbow, bull and cutthroat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



The intended plot size of this plan is 560 mm in width by 432 mm in height (C size) when plotted at a scale of 1:750.

LEGEND

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

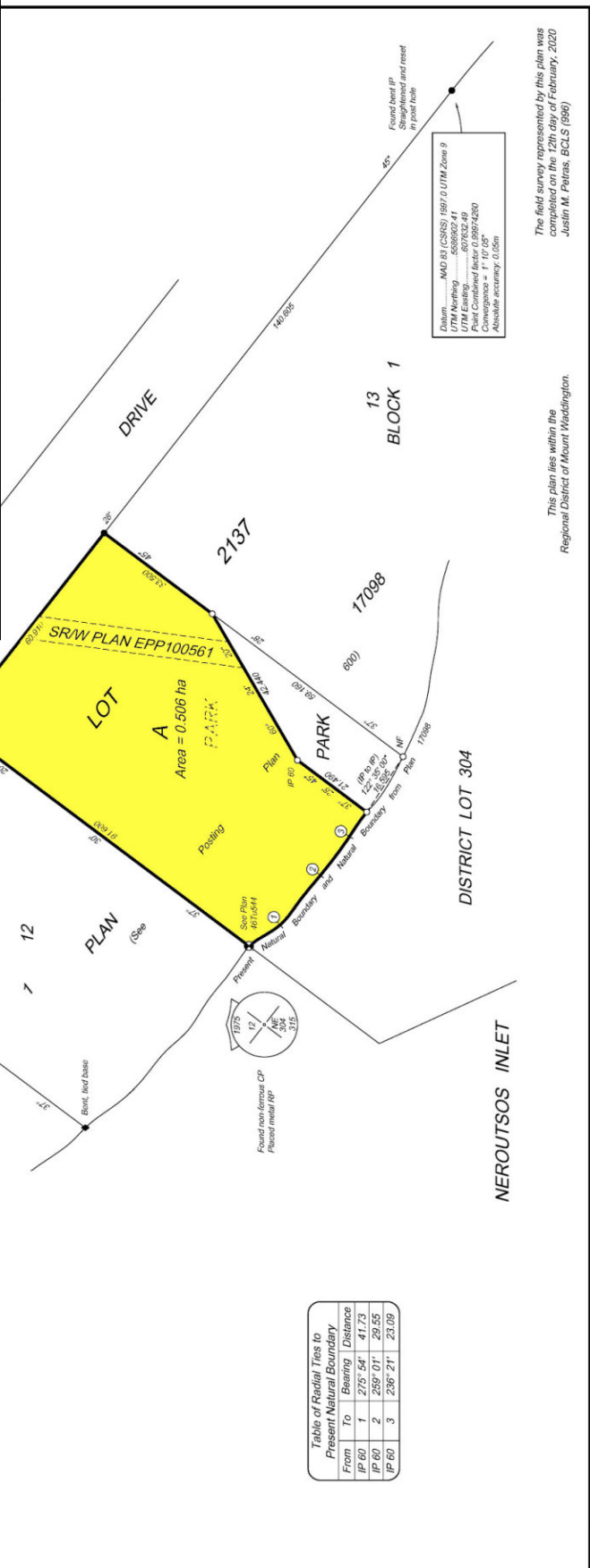
- denotes standard capped post found
- ◆ denotes aluminum post found (AP)
- denotes standard iron post found
- denotes standard iron post placed

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.

DatumMAD 83 (CSRS) 1987.0 UTM Zone 9
UTM Northing585 970 75.90
UTM Easting607 412.74
Point Combined Factor	0.99974290
Convergence	= 1° 09' 57"
Absolute accuracy	0.05m



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

This plan lies within the Regional District of Mount Waddington.

The field survey represented by this plan was completed on the 11th day of February, 2020
Justin H. Petras, DCLS (B96)

ECM 234200
March 31, 2020

SUNNY HILL SURVEYING INC.
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EPP100561-043
Map 11-1-2020

FILE C1684



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

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



MLS® No: **986217**
 Status: **Active**
 DoM: **3**
 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:

Recent: 02/03/2025 : NEW

Bring your tourist accommodation 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 will work in cooperation with an owner/developer to apply the necessary permitting for tourist accommodations, and will also consider food and beverage services, including alcohol, for development of a kitchen, restaurant, dining room, etc. as part of the 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 Ptrs:

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: **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** Title: **Freehold**
 Zoning: **C-2** Zone Desc:
 PID: **031-156-223** Roll No: **00609.005**
 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)

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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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