



Price
Reduction
of \$50,000

460 & 470 Dogwood Street | Campbell River, BC

For Sale | Two Independently Titled Neighbouring Triplexes

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Colliers

The Opportunity

Colliers is pleased to present two independently titled neighboring triplexes that have both received recent functional and aesthetic renovations (2019 - 2020). Civically addressed as 460 & 470 Dogwood Street, these triplexes are strategically located on a secondary highway feeder with immediate proximity to the Campbell River commercial corridor, school systems, public transportation networks and the picturesque coastline. **These properties can be purchased separately or as a package.**

The rental composition includes six 1,200 square foot, three-bedroom, 1.5-bathroom townhomes. Each unit has received improvements by way of new windows, doors, floors, kitchens, bathrooms, lighting, closets etc. and come equipped with in-unit washer/dryer and 2 allocated parking stalls.

The property is currently professionally managed by Meicor Property Management and has had 0% vacancy since the date of purchase in 2016. A comprehensive financial package will be provided upon execution of the [linked Non-Disclosure Agreement \(NDA\)](#).



Property Overview



All units are 3-bedroom, 1.5 bathroom.



Land-Use designation provides for the development of medium to high-rise residences in multi-family complexes up to 3 – 6 storeys.



Total of 12 stalls of on-site parking (2 stalls allocated per unit).



Washer/dryer and dishwasher in each unit.



Capital expenditure in 2019 – 2020 for building upgrades.

Price: \$1,599,000

Individual Prices:

470 Dogwood: \$845,000 (\$281,666.67 per suite)

460 Dogwood: \$847,000 (\$282,333.33 per suite)

Civic Address	460 & 470 Dogwood Street, Campbell River, BC
Legal Address	460 Dogwood Street: LOT 11, PLAN VIP17041, DISTRICT LOT 73, SAYWARD LAND DISTRICT 470 Dogwood Street: LOT 10, PLAN VIP17041, DISTRICT LOT 73, SAYWARD LAND DISTRICT
PID	460 Dogwood Street: 004-122-623 470 Dogwood Street: 004-122-526
Lot Sizes	±8,276 SF for each property
Zoning	Residential Multiple 3 (RM-3)
Unit Mix	6 x 3 bedroom, 1.5 bathroom
Parking	12 stalls, surface parking
Year Built	1966
Heating	High efficiency furnaces
Rentable Area	±3,780 SF for each property

Zoning & Future Land-Use Designation

Zone Code: Residential Multiple Three (RM-3) – 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.

Please Note: 460 & 470 Dogwood Street can be purchased separately or together.

Assessed Value per BC Assessment	460 Dogwood Street	470 Dogwood Street
2025 Assessed Improvement Value	\$373,000	\$373,000
2025 Assessed Land Value	\$421,000	\$426,000
2025 Assessed Total Value	\$794,000	\$799,000
Annual Taxes	\$7,034	\$7,063

Location Overview

Named one of the top five quality of life destinations in North America by Foreign Direct Investment Magazine, Campbell River offers a balanced lifestyle surrounded by nature. With the waters of Discovery Passage at its shoreline and the majestic mountains as a backdrop, Campbell River is the third largest city on Vancouver Island with a population of more than 37,500.

The Dogwood Street area benefits from strong walkability with clustered commercial development, parkland, school systems and transit amenities.

Distance To:

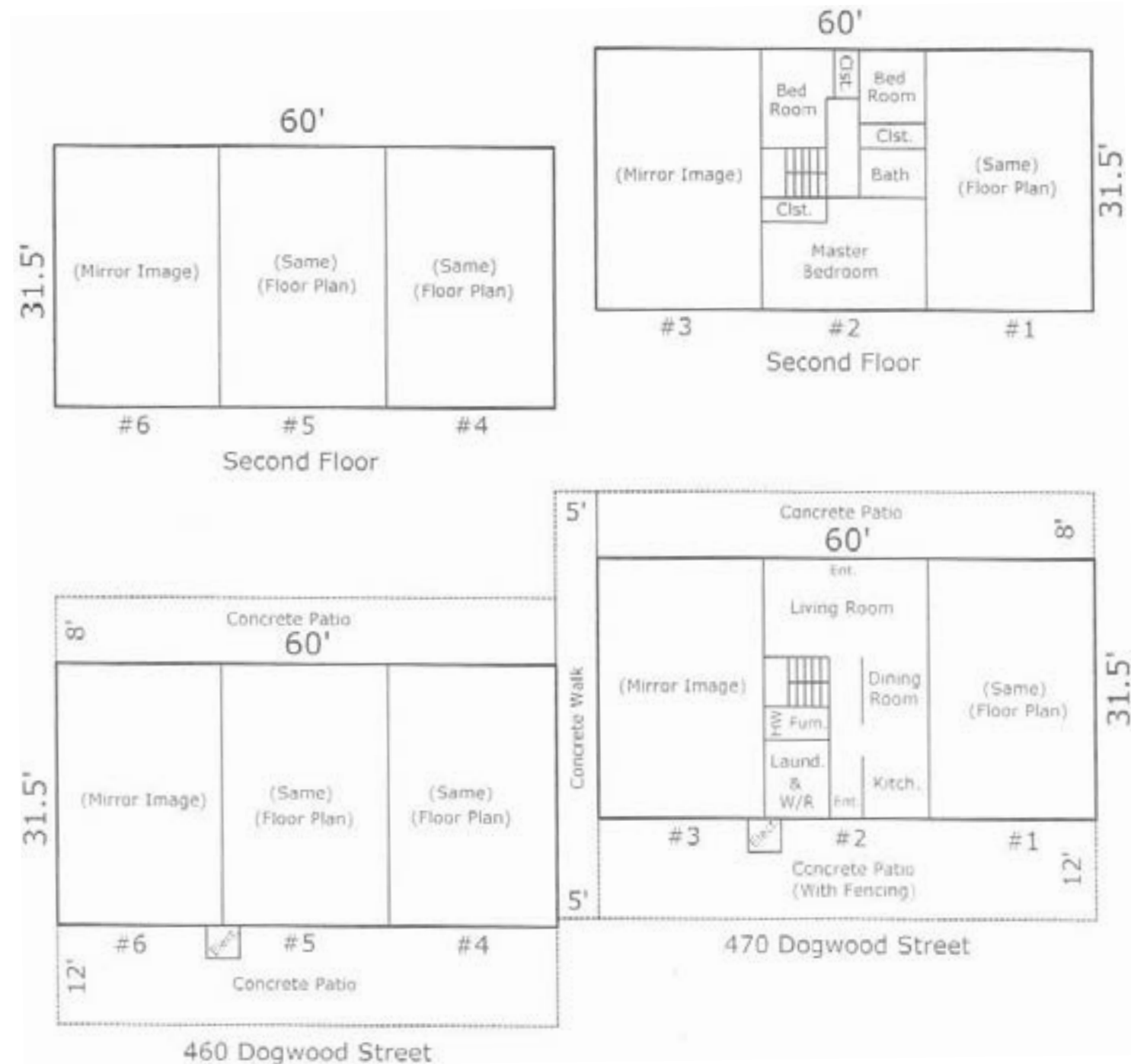
- Carihi Secondary School: 180 m
- Cedar Elementary School: 550 m
- Centennial Park: 600 m
- Campbell River General Hospital: 1 km
- Merecroft Village: 1.9 km



Floor Plans

Lot size of
each property:
 $\pm 8,276$ SF

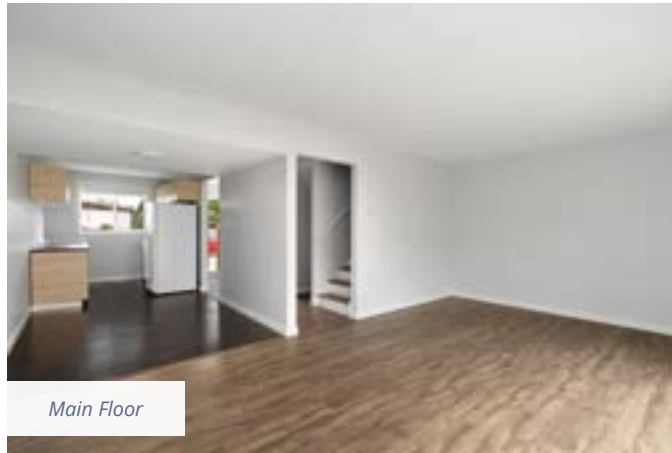
Rentable area of
each property:
 $\pm 3,780$ SF



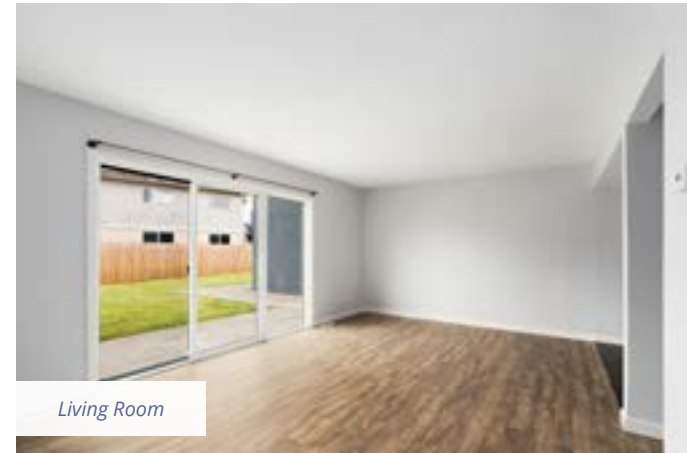
Interior Photos



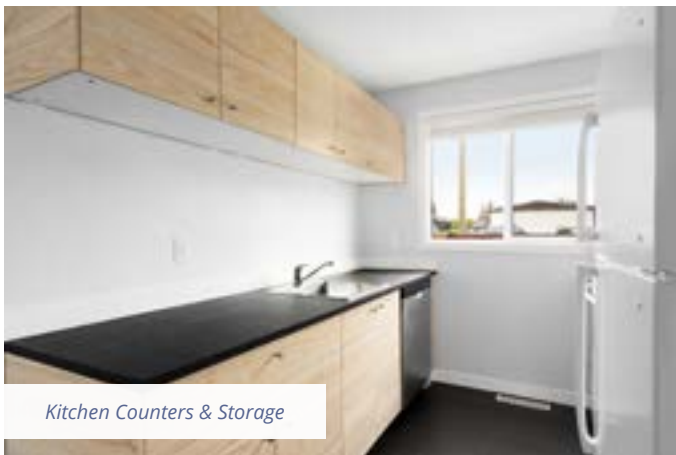
Entrance



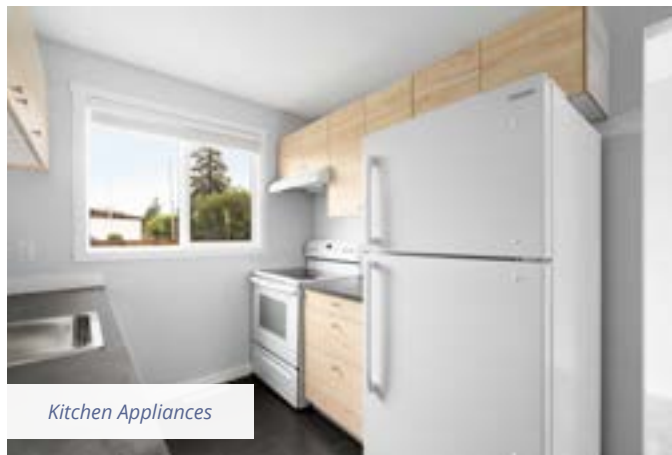
Main Floor



Living Room



Kitchen Counters & Storage



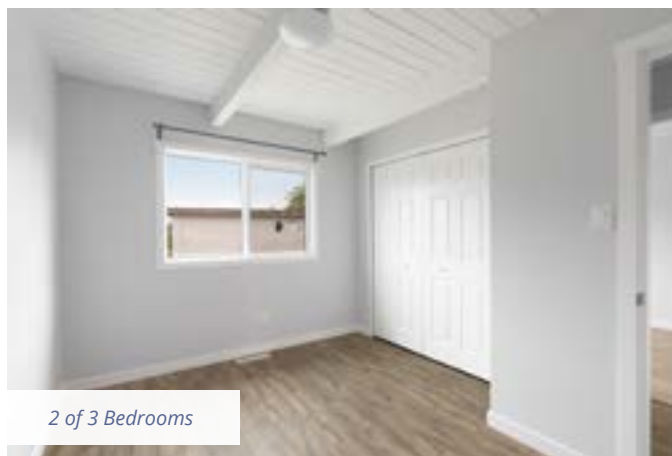
Kitchen Appliances



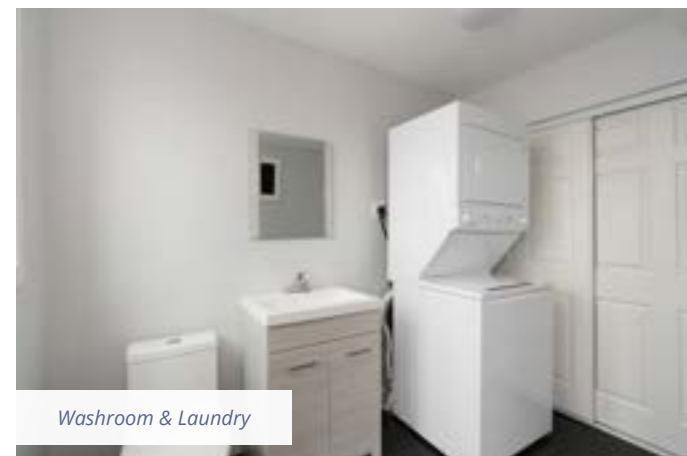
Washroom



1 of 3 Bedrooms



2 of 3 Bedrooms



Washroom & Laundry



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Reduced

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