



Parksville

Highway 1

Alberni Highway

Springhill Road | Parksville, BC

## **For Sale** | Subdividable 76-Gross Acre ± Industrial Property in Immediate Proximity to Highway 1 and Alberni Highway & 20-Minute Drive to North Nanaimo

Rare opportunity for a developer, owner-user, investor, or combination of the three, to acquire a significant industrial land holding in the rapidly growing mid-Vancouver Island area.

Asking Price:

**\$16,663,000**

(\$219,250 per Acre)

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# Property Overview

Located at the end of Springhill Road, the Property offers immediate proximity to both Highway 1 and the Alberni Highway. The city of Parksville - with a population of 12,514 and a wide range of amenities and services - is just a 5-minute drive away.

The Property is also within a 35-minute drive of Nanaimo, the fastest-growing metropolitan area on Vancouver Island and one of the five fastest-growing in Canada over the past five years.

<b>Municipality:</b>	Electoral Area F – Regional District of Nanaimo
<b>Legal Description:</b>	LOT 1, PLAN EPP12334, DISTRICT LOT 90, NANOOSE LAND DISTRICT, EXCEPT PLAN EPP130718, & DL 103 THAT PORTION WITHIN ELECTORAL AREA G
<b>PID:</b>	028-577-957
<b>Site Size:</b>	76 Gross Acres / 66 Net Acres
<b>Salient Details:</b>	<ul style="list-style-type: none"><li>• Access to Springhill Road</li><li>• Level</li><li>• Existing road infrastructure completed to Property</li><li>• There is a water main service to the lot line</li></ul>
<b>Subdivision Requirement:</b>	Minimum Lot Size is 2 hectares / 4.94-acre

Sources: Stats Canada, Regional District of Nanaimo

## Zoning: I-1 – Industrial 1

Permitted primary uses include, but are not limited to:

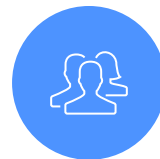
- › Commercial card lock
- › Dwelling unit
- › Equipment rental
- › Log home building
- › Product assembly
- › Marshalling yard
- › Outdoor sales
- › Service and repair
- › Transportation / trans-shipment terminal
- › Value added lumber re-manufacturing
- › Heliport
- › Warehousing / wholesaling
- › Mini-storage
- › Cannabis production



Immediate access to both Highway 1 & Alberni Highway



5-minute drive to Parksville and all its amenities and services



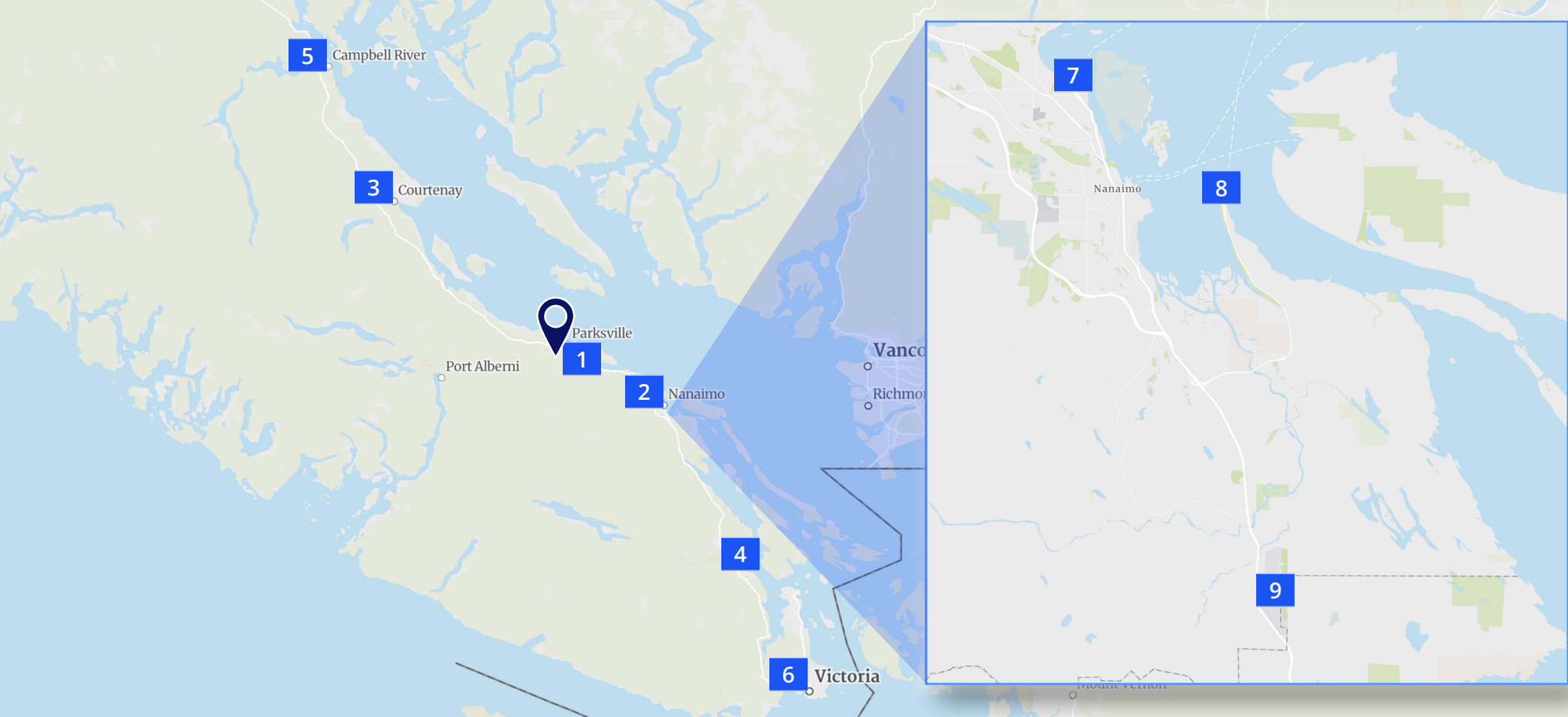
35-minute drive to Nanaimo with its 100,000+ population



40-minute drive to Port of Nanaimo in Duke Point



Zoning allows subdivision of 2 ha / 4.94 ac lots



## Location Overview

Centrally located on Vancouver Island, the Property is within driving distance to Victoria in the south and Campbell River in the north. It is also near the city of Nanaimo, with its ferry terminals, port facilities, and airport.

### Drive Times

1	Parksville	± 5 minutes
2	Nanaimo	± 35 minutes
3	Courtenay	± 50 minutes
4	Campbell River	± 1 hour & 10 minutes
5	Duncan	± 1 hour & 15 minutes

6	Victoria	± 2 hours & 15 minutes
7	Departure Bay Ferry Terminal	± 35 minutes
8	Port of Nanaimo in Duke Point	± 40 minutes
9	Nanaimo Airport	± 40 minutes



**Courtenay**  
50-minute drive

Proposed Compensation Habitat Area

Trans-Canada Highway 1

**Parksville**  
5-minute drive







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