

15 Waterfront Properties
Coastal British Columbia

Property Highlights

- ▶ Over 1,568-acres of waterfront land
- ▶ 5 properties totaling 564 acres in rural Prince Rupert
- ▶ 4 properties totaling 526 acres in Bella Coola region
- ▶ 2 properties totaling 451.774 acres in Ucluelet on Vancouver Island
- ▶ 4 properties totaling 26.74 acres in the Strathcona Regional District, North Vancouver Island

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Vancouver Island Sites – Port Albion Ucluelet, BC

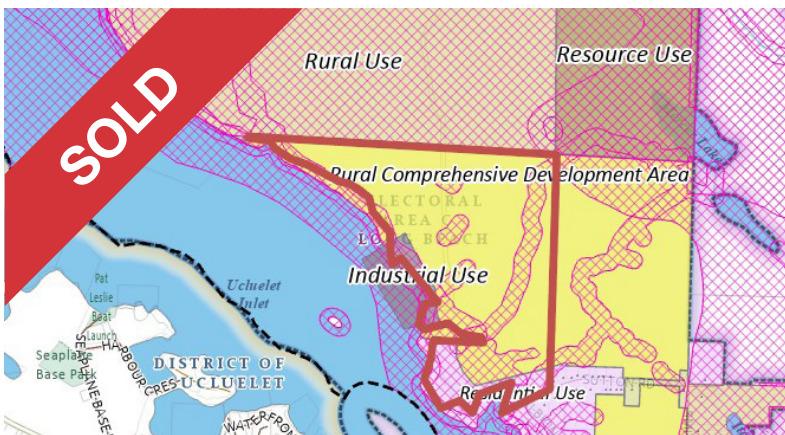
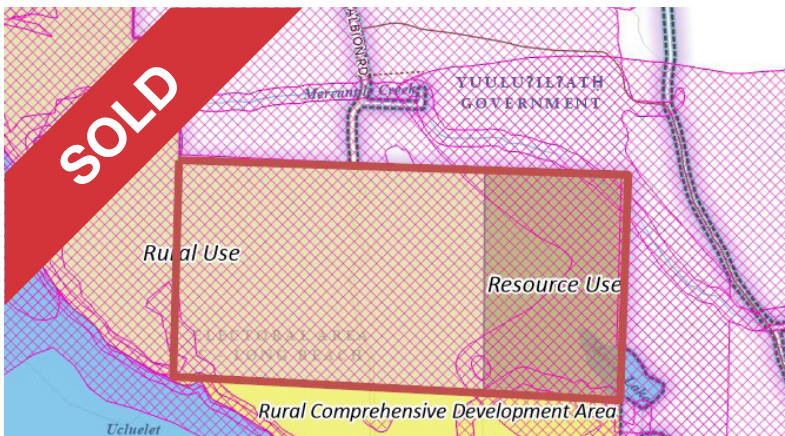
The Opportunity

The property represents a rare opportunity to purchase a two large acreages totaling 451.77 acres on Port Albion Road in Ucluelet, BC. The 134-acre waterfront parcel and 317.77-acre parcel are designated as “Rural Use” and the 134-acres are within the “Rural Comprehensive Development Area,” and portions are also designated “Industrial,” and “Residential” use in the Official Community Plan. The properties are not in the ALR.

Location

The properties are located on the east side of the Ucluelet Arm in Port Albion, along Port Albion Road. The property has easy highway access to Tofino, Port Alberni, and the rest of Vancouver Island, with access to all amenities.

317.77 Acre Parcel – OCP Designated Land Use



Property Details

NORTH SITE

PID

008-975-833 (134-acres)

Legal Description

Parcel A (DD 66984I) of Section 83, Alberni District, (Situate in Clayoquot District), Expect Part in Plan 37133

Property Taxes

\$7,862.29 (2024)

Zoning & OCP Designation

A-3 A-3 (Rural Forest District)

Price

\$3,039,300

SOUTH SITE

PID

008-975-931 (317.77-acres)

Legal Description

Section 17, Clayoquot District

Property Taxes

\$6,862.55 (2024)

Zoning & OCP Designation

A-3 (Rural Forest District) & A-4 (Forest Reserve District)

Price

\$2,863,300

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Port Albion
Ucluelet, BC

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Site Map



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Vancouver Island Sites – Walter's Island

Strathcona Regional District

The Opportunity

The property represents a rare opportunity to purchase a two waterfront single family lots in Walter's Cove on Walter's Island, west of the entrance to Kyuquot Sound in the Strathcona Regional District on the west coast of Vancouver Island. The lots are 0.533-acres and 0.21-acres respectively and are side-by-side, are water access only, and the properties are not in the ALR.

Location

The properties are located on the north facing side of Walter's Island, close to the government dock & local store.



Property Details

SITE A

PID

006-152-457 (0.533-acres)

Legal Description

Lot 10, District Lot 1647, Rupert District, Plan 3840

Property Taxes

\$2,422.93 (2024)

Zoning & OCP Designation
SD-64**Price**

\$587,400

SITE B

PID

003-290-115 (0.21-acres)

Legal Description

Lot 7, District Lot 1647, Walters Island, Rupert District, Plan 3840

Property Taxes

\$1,102.57 (2024)

Zoning & OCP Designation
SD-64**Price**

\$267,300

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Vancouver Island Sites – Queens Cove

Strathcona Regional District

The Opportunity

The property represents a rare opportunity to purchase a two waterfront properties in Queens Cove in the Esperanza Inlet on the west coast of Vancouver island. There is a 5-acre island property and 21-acre waterfront property. These properties are accessible by boat or float plane from Tahsis, Zeballos or Gold River, and there is also forest service road access to 200 meters from the site. The properties are not in the ALR.

Location

The properties are located on the east side of Queens Cove, with access to the Esperanza Inlet.



Property Details

SITE A

PID

008-743-428 (5-acre island)

Legal Description

District Lot 402, Nootka District

Property Taxes

\$1,769.16 (2024)

Zoning & OCP Designation

SD-64

Price

\$469,700

SITE B

PID

008-975-965 (21-acres)

Legal Description

District Lot 388, Nootka District

Property Taxes

\$1,524.81 (2024)

Zoning & OCP Designation

SD-64

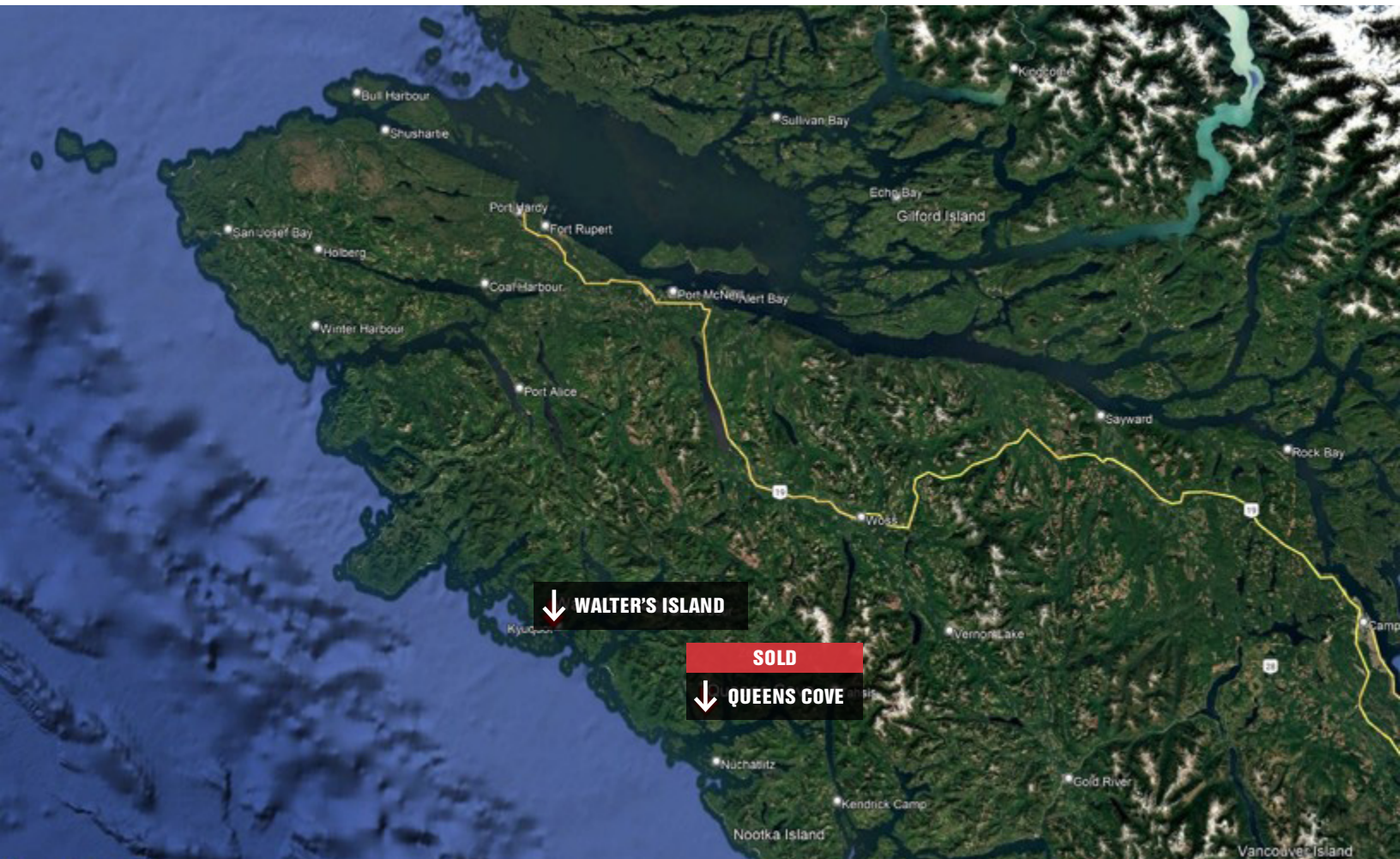
Price

\$474,100

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Walter's Island & Queens Cove

Strathcona Regional District



Central Coast Properties – Bella Coola

Central Coast, BC

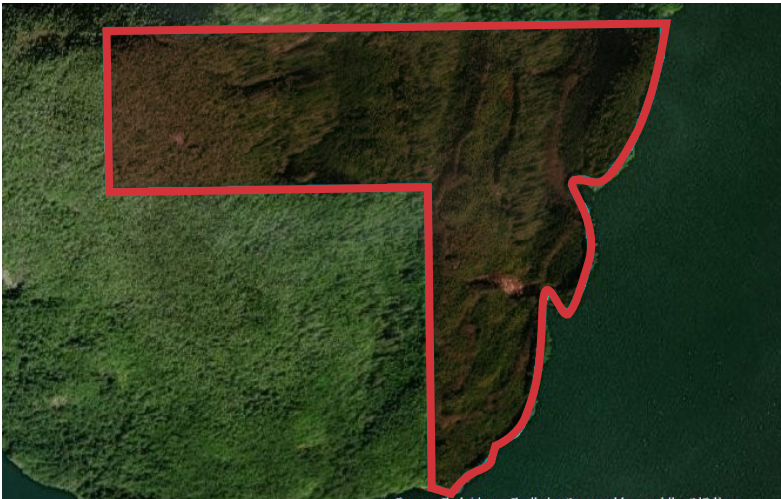
The Opportunity

The property represents a rare opportunity to purchase a four large waterfront properties in Bella Coola and River's Inlet areas of the Central Coast Regional District of British Columbia. Three properties – 166-acres in Kilbella Bay, 80-acres in Scandinavia Bay, and 127-acres on Walbran Island – are located in River's Inlet. A 153-acre property is located in Eucott Bay, just west of Bella Coola. The four properties are un-zoned, water access only, and not in the ALR.

Location

The properties are located on the central coast of British Columbian mainland.

Kilbella Bay, River's Inlet



Scandinavia Bay, River's Inlet



Property Details

KILBELLA BAY

PID

008-975-396 (166-acres)

Legal Description

District Lot 9, Range 2, Coast District

Property Taxes

\$2,491.31 (2024)

Zoning & OCP Designation

A-3 A-3 (Rural Forest District)

Price

\$449,900

SCANDINAVIA BAY

PID

008-743-673 (80-acres)

Legal Description

District Lot 12, Range 2, Coast District

Property Taxes

\$2,156.29 (2024)

Price

\$389,400

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Central Coast Properties – Bella Coola

Central Coast, BC

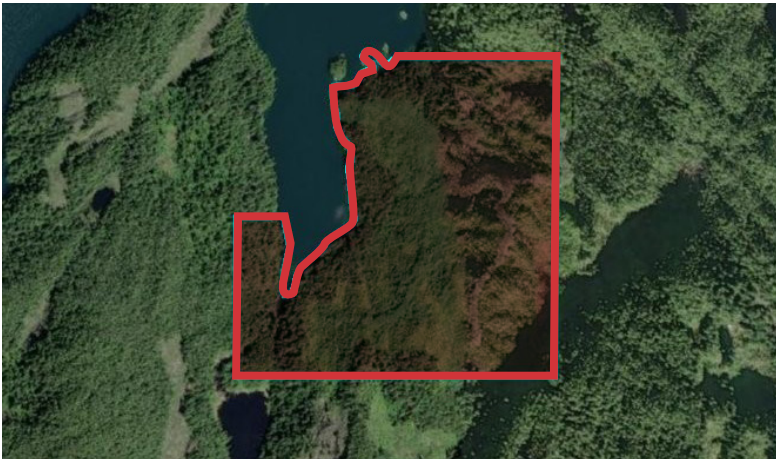
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Location

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Walbran Island, River's Inlet



Eucott Bay, Bella Coola



Property Details

WALBRAN ISLAND

PID

008-743-363

Size

127-acres

Legal Description

District Lot 202, Range 2, Coast District

Property Taxes

\$2,320.76 (2024)

Price

\$419,100

EUCOTT BAY

PID

008-743-967

Size

153-acres

Legal Description

District Lot 11, Range 3, Coast District

Property Taxes

\$2,406.06 (2024)

Price

\$434,500

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Bella Coola
Central Coast, BC

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Central Coast Sites



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Port Edward Properties – Port Edward

Prince Rupert, BC

The Opportunity

The property represents a rare opportunity to purchase a five large properties in the Port Edwards area of rural Prince Rupert on the North Coast of British Columbia. Two properties – 73.632-acres and 140.17-acres on Skeena Drive – are just above the old North Pacific Cannery site. One property, totaling 161-acres, is located on Smith Island, and two properties – 50-acres and 140-acres side-by-side – are west-facing De Horsey Island, in the mouth of the Skeena River, southwest of Port Essington (Carlisle Lake is on the property). The five properties are un-zoned and not in the ALR.

Skeena Drive Sites



Property Details

SKEENA DRIVE A

PID

005-086-027

Size

73.632 acres

Legal Description

Lot A Section 1 Block 1 Range 5
Coast District Plan 10843

Property Taxes

\$3,091.77 (2024)

Price

\$224,400

SKEENA DRIVE B

PID

005-086-035

Size

140.17 acres

Legal Description

Lot A District Lot 37 Range 5 Coast
District Plan 10842

Property Taxes

\$2,572.58 (2024)

Price

\$269,500

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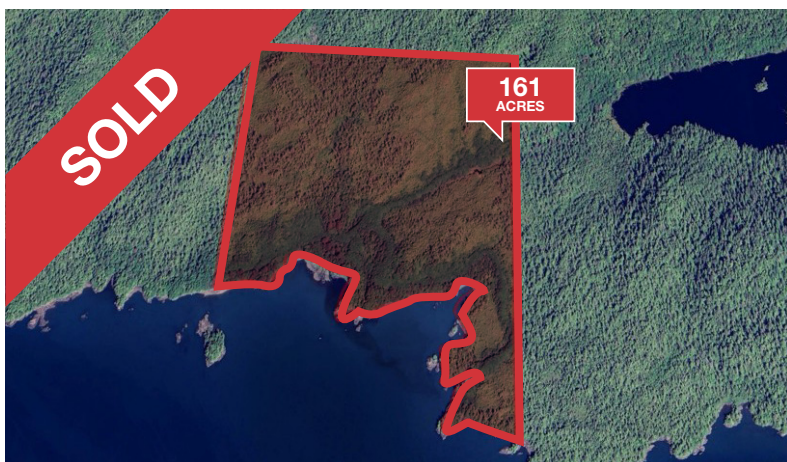
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Smith Island



Carlisle Lake



Property Details

SMITH ISLAND

PID
008-766-461

Size
161 acres

Legal Description
District Lot 10 Range 5 Coast District

Property Taxes
\$1,101.73 (2024)

Price
\$321,200

CARLISLE LAKE A

PID
008-767-041

Size
50 acres

Legal Description
The Southerly 10 Chains of District
Lot 21 Range 5 Coast District

Property Taxes
\$712.88 (2024)

Price
\$220,000

CARLISLE LAKE B

PID
008-766-541

Size
140 acres

Legal Description
District Lot 69 Range 5 Coast District

Property Taxes
\$1,028.28 (2024)

Price
\$306,900

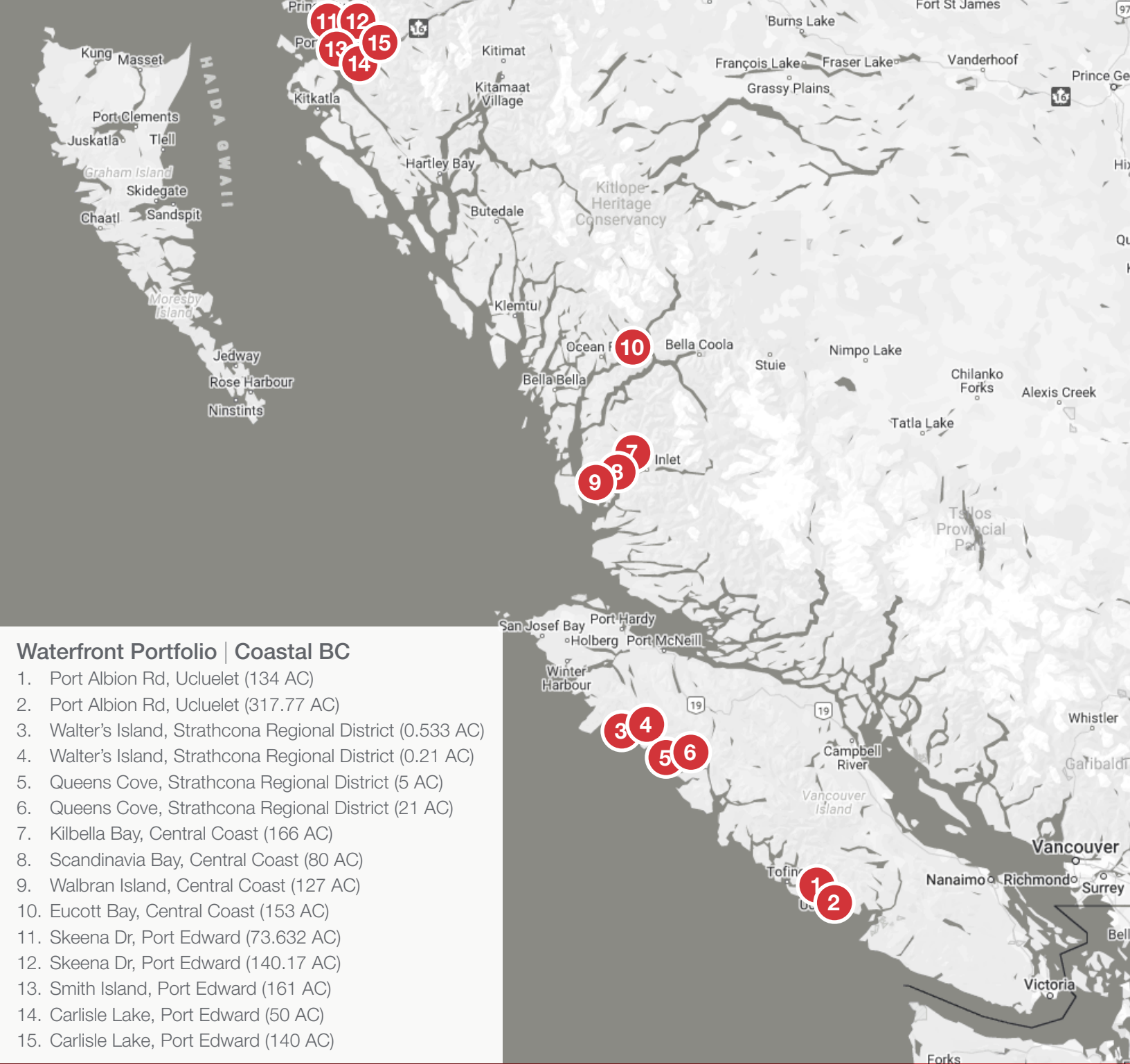
Port Edward
Prince Rupert, BC

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North Coast Sites



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Waterfront Portfolio | Coastal BC

- 1. Port Albion Rd, Ucluelet (134 AC)
- 2. Port Albion Rd, Ucluelet (317.77 AC)
- 3. Walter's Island, Strathcona Regional District (0.533 AC)
- 4. Walter's Island, Strathcona Regional District (0.21 AC)
- 5. Queens Cove, Strathcona Regional District (5 AC)
- 6. Queens Cove, Strathcona Regional District (21 AC)
- 7. Kilbella Bay, Central Coast (166 AC)
- 8. Scandinavia Bay, Central Coast (80 AC)
- 9. Walbran Island, Central Coast (127 AC)
- 10. Eucott Bay, Central Coast (153 AC)
- 11. Skeena Dr, Port Edward (73.632 AC)
- 12. Skeena Dr, Port Edward (140.17 AC)
- 13. Smith Island, Port Edward (161 AC)
- 14. Carlisle Lake, Port Edward (50 AC)
- 15. Carlisle Lake, Port Edward (140 AC)

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