



## Paradise Marina Place

# 1.5-Acre Premium Waterfront Property and Marina in Cowichan Bay

1241 Sutherland Drive and  
4635 & 4655 Lanes Road, Cowichan Bay, BC

**FOR SALE**

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# Property Highlights



Premium ~ 1.5-acre waterfront property in Cowichan Bay with established marina and rental operation.



Zoned commercial with OCP support for future mixed-use development.



Stabilized projected net income of approximately \$386,000 from marina operations and short-term rentals.



Over \$2.5M invested in upgrades including docks, power, anchoring and site servicing.



Rebuilt 84-slip marina with 2,800 linear feet of dock and 23 years remaining on assignable and transferable foreshore lease.



Vendor Take-Back financing available with flexible terms and support from current ownership.



Includes 2 superhost-rated cabins with potential to add 17 more for recreational retreats.



Premium, low-bank oceanfront location with stunning views of Salt Spring Island and the Gulf Islands.

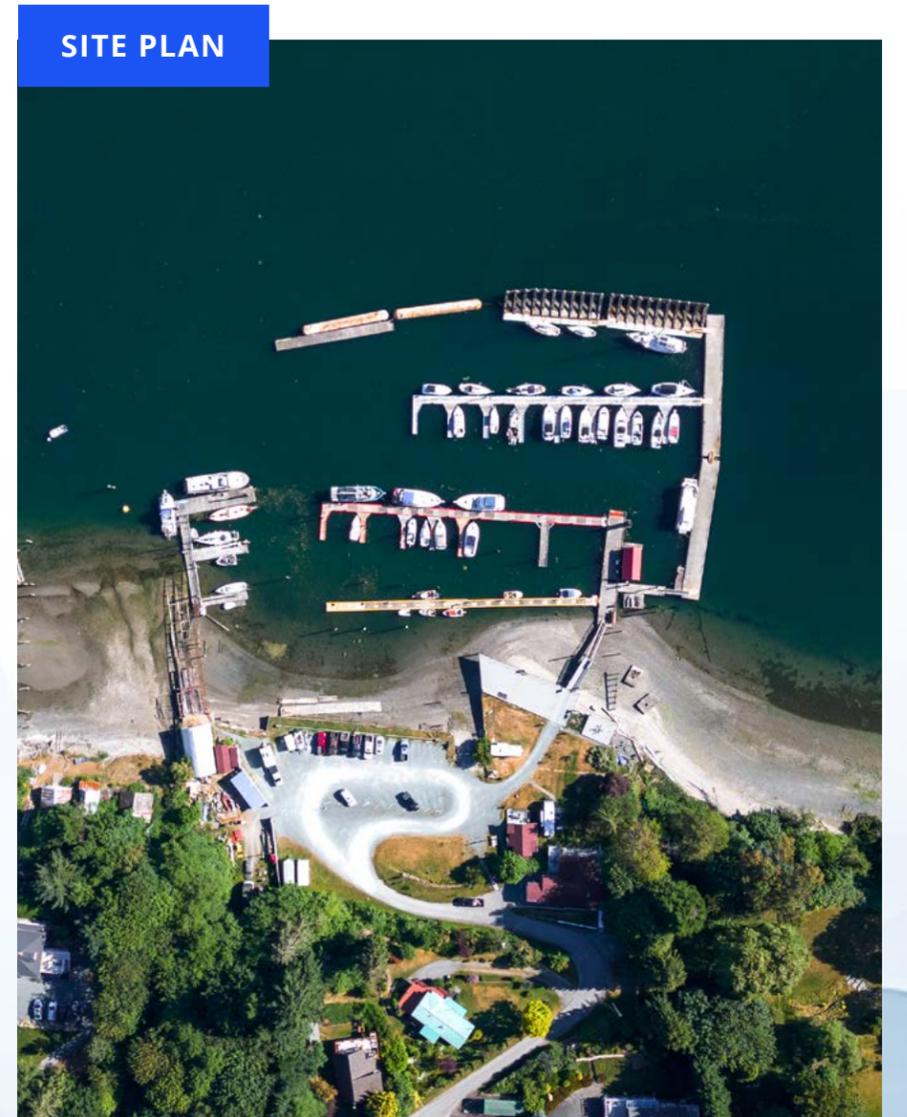
# Salient Facts

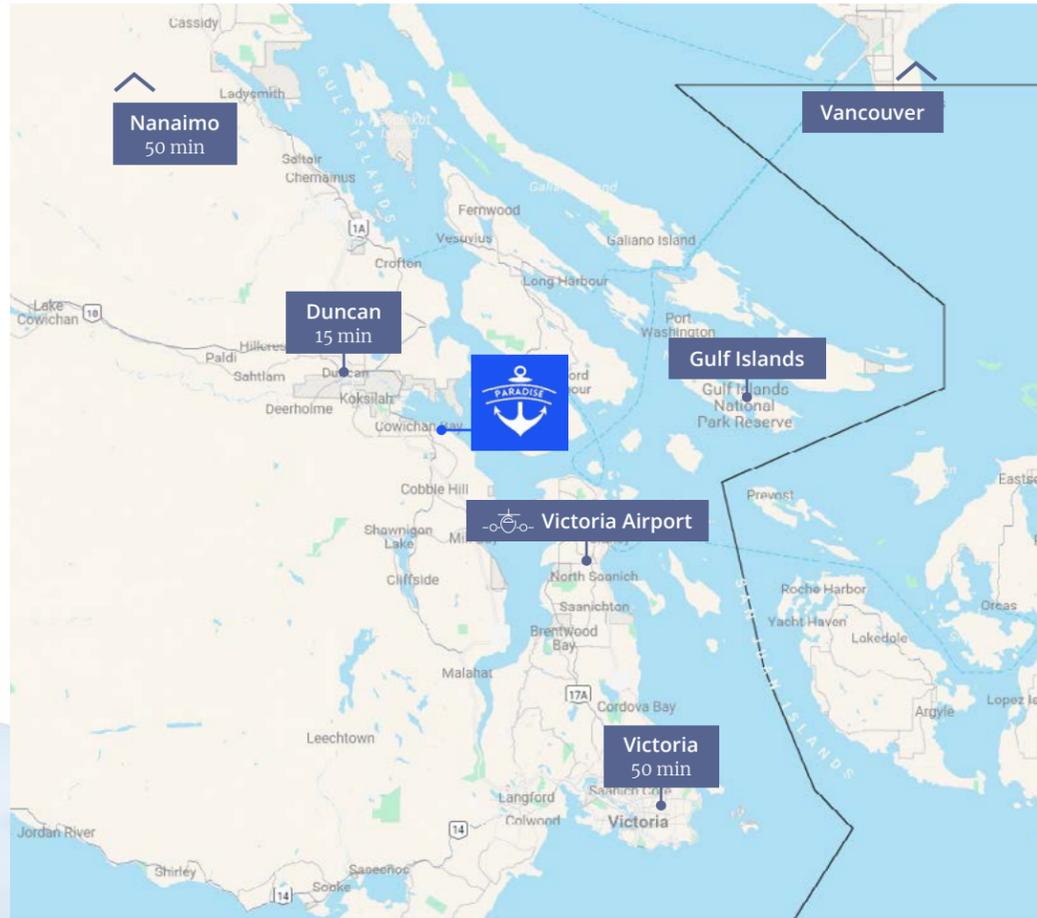
<b>Civic Address</b>	1241 Sutherland Drive and 4635 & 4655 Lanes Road, Cowichan Bay, BC
<b>PIDs</b>	026-061-520 and 026-061-465
<b>Location</b>	Located on low-bank waterfront in Cowichan Bay, a transforming oceanfront town on southern Vancouver Island, BC.
<b>Ownership Interest</b>	Fee Simple (Land) Leasehold (Water Lots) Remaining term on assignable and transferable foreshore lease: 23 years
<b>Fee Simple Upland Area*</b>	~1.47 acres (combined)
<b>Leasehold Waterlots Area*</b>	~ 3.13 acres
<b>Zoning</b>	W-3A, C-4
<b>Improvements</b>	The Property is improved with two (2) superhost-rated cabins, a redesigned marina with 84 slips, 2,800 linear feet of dock, additional docks, recently dragged and retightened anchoring, new electrical and metered slips.
<b>Gross Taxes (2025)</b>	\$22,636.86
<b>NOI (Projected)</b>	Approximately \$386,000 per annum
<b>Asking Price</b>	\$5,880,000

\*All measurements are estimates and should not be relied upon without independent verification.



\*\*Outlines are approximate.





# Location Overview

Nestled along the shores of Cowichan Bay, Paradise Marina Place is located in one of Vancouver Island's most charming waterfront communities.

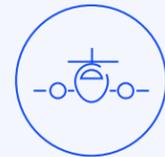
This peaceful seaside village is known for its maritime character, walkable streets and relaxed pace of life. Residents and visitors enjoy boutique shops, cozy cafés, art galleries, and fresh seafood restaurants. The area also offers convenient access to wineries, hiking trails, and coastal adventures, making it a sought-after destination for both recreation and retreat.



**15** minutes drive  
**Duncan**



**50** minutes drive  
**Nanaimo Ferry Terminal**



**1** hour drive  
**Victoria International Airport**



**4** hour drive/ferry  
**Vancouver**





# Site Improvements

## Marina

Paradise Marina Place offers a well-established and recently upgraded facility with strong income-generating potential.

Key marina features include:

- Over \$2.5 million invested in capital improvements including rentals
- 84 fully serviced slips with approximately 2,800 linear feet of dock space
- Recently dragged and retightened anchoring, new electrical, and metered slips
- On-site boat launch ramp for tenant and guest use
- Connected to municipal water and approved for city sewer hookup

## Rentals

The property includes two rebuilt, highly rated vacation cabins ideal for short-term stays:

- Both units are superhost-rated and actively generating income
- Fully furnished, well-maintained, and designed for year-round guest appeal
- Opportunity to expand with up to 17 additional recreational cabins
- Accessory use potential includes cafés, restaurants and retail





For more details on this offering,  
please contact the listing brokers.



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