



FOR SALE

Highview Estates Mobile Home Park

7100 Highview Road
Port Hardy, BC

Exclusive opportunity to
acquire income producing
mobile home park

Capital Markets
& Multifamily

**AVISON
YOUNG**

Property Overview

Property Specifications

Municipality	Port Hardy
Legal address	Lot 1, Section 36, Township 9, Rupert District, Plan 28227
Site area	18.6 acres
Pad sites	101
Land use/zoning	R3 Manufactured Home Park
Occupancy	100%
Asking price	Contact listing team







Location Overview

Air Travel

 **Port Hardy Airport (YZT)**
Serves as the northern air hub of Vancouver Island with direct flights to and from Vancouver International Airport (YVR) via Pacific Coastal Airlines. Travel time from YVR to YZT is 1 hour and 30 minutes.

Travel by Land

 **Highway Access:**
At the end of Highway 19, Port Hardy is the launching point to Vancouver Island’s scenic wonders—from Pacific beaches to ancient rainforests.

 Travel Times:	
Campbell River	2 hours and 30 minutes
Nanaimo	4 hours
Victoria	5 hours and 30 minutes



About Port Hardy



Untamed Beauty

Port Hardy sits on the rugged northern tip of Vancouver Island, surrounded by dramatic coastlines, dense forest, and pristine waters. It serves as a gateway to Cape Scott Provincial Park and the famed North Coast Trail, attracting eco-tourists, hikers, and adventure seekers from around the world.



Outdoor Activities

Adventure is a part of everyday life in Port Hardy. Residents and visitors enjoy kayaking, scuba diving, sport fishing, wildlife viewing, and hiking through ancient rainforest trails. The area offers year-round outdoor access — from whale watching in the summer to storm watching in the winter.



Small-Town Living

With a population of just under 4,000, Port Hardy delivers a tight-knit community experience. The town features modern amenities, including a community center, indoor pool, ice rink, schools, and coastal dining — especially known for its fresh seafood offerings.



Strategic Significance

Port Hardy is a northern operations center for major federal agencies such as the Department of Fisheries and Oceans, Canadian Coast Guard, and RCMP, reinforcing its role as a logistical and operational hub for marine and resource management on the Island.



Growing Community

Port Hardy, located on the northern tip of Vancouver Island in British Columbia, has a population of approximately 3,902 residents. This charming district municipality offers a wealth of amenities and attractions for its residents. Outdoor enthusiasts can enjoy activities such as kayaking, scuba diving, hiking, and fishing, thanks to its proximity to Cape Scott Provincial Park and the North Coast Trail. The town also boasts a community centre, indoor swimming pool, ice skating rink, and various restaurants serving fresh seafood. Additionally, Port Hardy is home to essential services like the Department of Fisheries and Oceans, the Canadian Coast Guard, and the Royal Canadian Mounted Police. With its stunning natural beauty and vibrant community, Port Hardy provides a unique and fulfilling lifestyle for its residents.

Trade demographics Port Hardy

 **3,393**
2021 Population

 **1,662**
Number of households

 **39.6**
Median Age

 **\$69,754**
Average household income

Strategic Positioning

NorthIsle Copper-Gold Project

Port Hardy is no longer just a stop at the end of the road—it is a launchpad for investment in the new resource economy, set within one of Canada's most beautiful and naturally abundant regions. For those seeking a first-mover advantage, Port Hardy offers an early entry point into a market that blends natural beauty with scalable economic growth potential in the coming decade.

Resource-Driven Revitalization

At the heart of Port Hardy's economic resurgence is the North Island Copper and Gold Project (NorthIsle), a world-class critical minerals asset with the potential to drive major regional development:

- **Massive Resource Base:** Significant deposits of copper, gold, molybdenum, and rhenium —key inputs for clean tech, electric vehicles, and global infrastructure.
- **Legacy & Proven Geology:** Located near the former Island Copper Mine, which produced over 1.3 billion lbs of copper. NorthIsle is targeting similar long-life, low-cost production.
- **Economic Engine:**
Projected to bring:
 - Hundreds of skilled jobs during construction and operations
 - Major infrastructure upgrades (roads, ports, power)

Investment Highlights



Well-Maintained Community

- Recently re-paved roadways, with updated equipment and park signage
- City services for water and sewer
- Ownership has prioritized attracting quality tenants and maintaining the Property in above-average condition



Stable Cash Flow

- Highview Estates offers an affordable housing alternative in a constrained market, resulting in secure, consistent cash flow

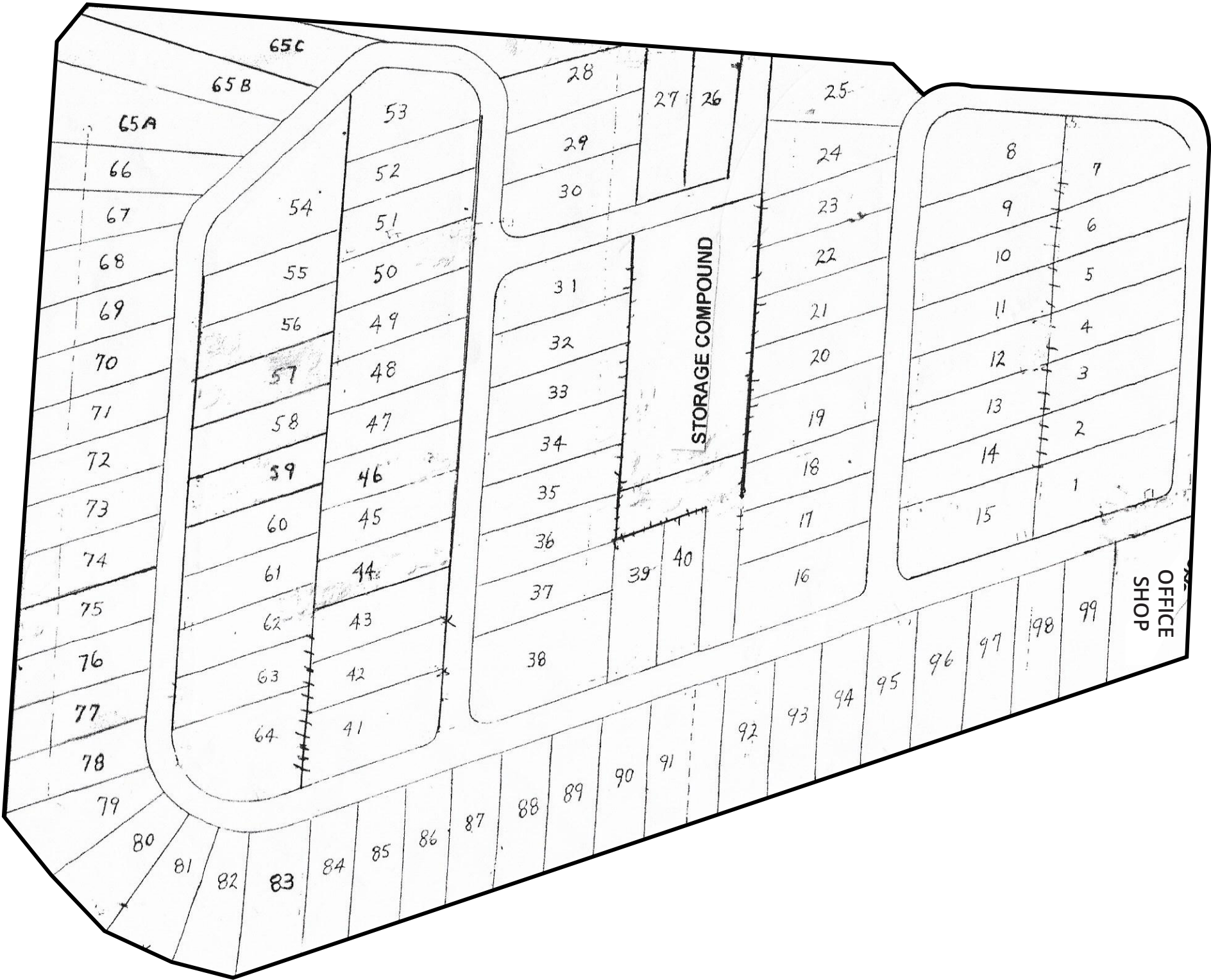


Strong Tenant Retention

- Currently, all homes in the park are owned by tenants, ensuing in a very stable tenant base



Site plan





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Get in touch

Capital Markets

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