



Inland Island Highway

Springhill Rd

Alberni Highway

Phase 1 - SOLD

Lot 4 - Future Phase  
Lot 5  
Lot 6 - Future Phase  
Lot 7 - Future Phase

### Lot 5 - Springhill Road | Parksville, BC

Five and a Half Acre + Industrial Lots in Immediate Proximity to Highway 1 and Alberni Highway and 20-Minute Drive to North Nanaimo **for sale**

Rare opportunity to acquire one or more industrial lots in the mid-island.

Highlights:



Immediate access to both Highway 1 and Alberni Highway



5-minute drive to Parksville and all its amenities



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



40-minute drive to Port of Nanaimo

Strata Lot 5 - 5.28 acres

\$2,640,000

#### Future Phases:

Strata Lot 4 - 5.28 acres

Strata Lot 6 - 5.28 acres

Strata Lot 7 - 5.31 acres

Contact the listing agents for more information about upcoming phases

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## Location

Located at the end of Springhill Road, the lots are in immediate proximity to Highway 1 and the Alberni Highway.

## The Area

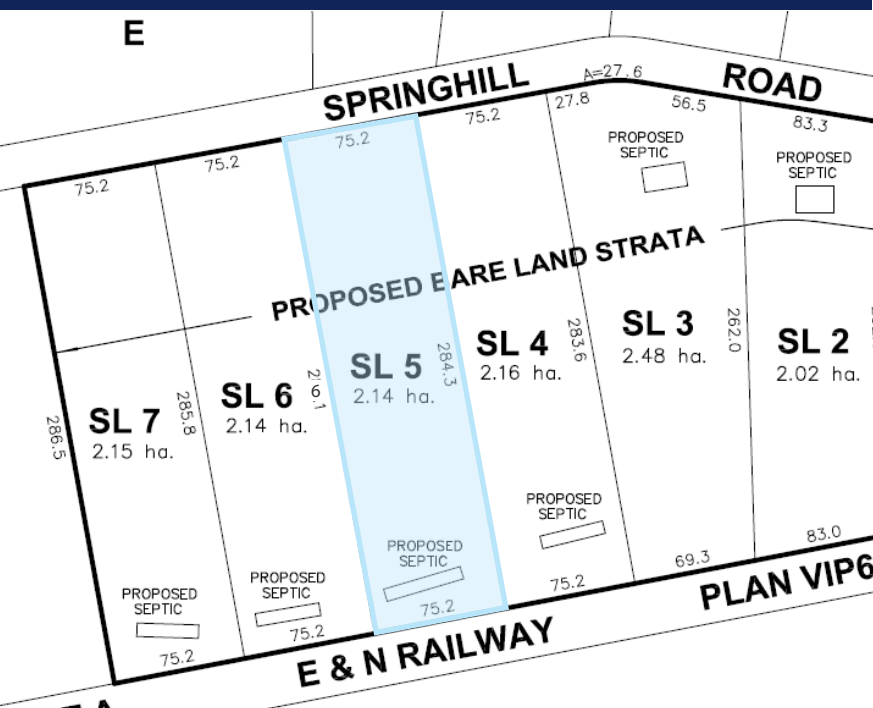
The City of Parksville, with an abundance of amenities and a population of 12,514 people, is a 5-minute drive.

## Salient Details

- Access to Springhill Road
- Lots will be serviced with a water main service - the buyer will be responsible for septic system and storm retention pond as part of the BP process
- Level

## Timeline

Lot 5 has a preliminary layout review (PLR) with final approval and subdivision expected imminently.



## 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, Marshaling Yard, Outdoor Sales, Service and Repair, Transportation/Trans-shipment Terminal, Value Added Lumber Remanufacturing, Heliport, Warehousing/Wholesaling, Mini-Storage, and Cannabis Production.

Permitted secondary uses include but are not limited to: Accessory Outdoor Storage, Accessory Building and Structures, and Accessory Office and Retail Sales.

## Municipality

Electoral Area F – Regional District of Nanaimo

Sources: Stats Canada, City of Nanaimo



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