



Deep Cove Marina

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For detailed information, please contact
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999 Canada Place, #404, Vancouver V6C 3E2

CASM Global Real Estate Corporation

For Sale!



Island Cruising Yacht Charters and Sailing School

40+ years of successful business

YEAR-ROUND FUN !

INCOME !

LEISURE !

LIFESTYLE !

Investment Highlights

Deep Cove Marina represents a rare opportunity to acquire a well-maintained, extensively renovated oceanfront marina with diversified income streams in one of Vancouver Island's most supply-constrained marine markets, with a high barrier to entry.

The property comprises two titled lots, a long-term foreshore lease, approximately 1,610 lineal feet of moorage, a 4,000 sq. ft. commercial building consist of office space and one residential unit. This offering includes a well-established yacht charter and sailing school operation.

Moorage demand in the region remains exceptionally strong, with historically minimal vacancy, supporting stable diversified long-term income performance.

Income Sources

- Moorage Revenue
- Commercial Rental Income
- Residential Rental Income
- Yacht Charter Revenue
- Sailing School Revenue



Asset Overview

- Land Size: 1.53 Acres
- Moorage: Approx. 1,610 lineal feet
- Occupancy: Little to no vacancy
- Commercial Building: 4,000 sq. ft.
 - Commercial office space
 - One residential unit
- Zoning: M-4 (Commercial Marina 2)
- Marina Operation Business
- Yacht Charters & Sailing School Business
- Asset Sale and/or Share Sale
- **Price: Please contact the listing agent**



Location Advantage

Strategically positioned within North Saanich

- Minutes to Victoria International Airport
- Minutes to BC Ferries – Swartz Bay Terminal
- Close proximity to downtown Sidney
- Approximately 34 km to Downtown Victoria

This prime coastal location supports recreational boating, seasonal visitors, and year-round marine activity.



Market Scarce

- Supply-constrained Vancouver Island moorage market
- Strong regional boating culture
- Stable occupancy history
- Waterfront assets of this scale are rarely available



The combination of ocean frontage, zoning support, infrastructure quality, and income diversification positions Deep Cove Marina as a secure long-term coastal investment.

Deep Cove Marina

Rarely Available!

Marina plus Yacht Charters and Sailing School

Year-round Fun & Income!!

COMPANY DISCLAIMER: The information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners.

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