

FOR SALE OR LEASE

4700 ORANGE POINT ROAD, CAMPBELL RIVER, B.C.

2.75 ACRES OF INDUSTRIAL ZONED LAND



Marcus & Millichap

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OPPORTUNITY

Marcus & Millichap is pleased to present the exclusive opportunity to purchase or lease 4700 Orange Point Road, Campbell River, B.C., (the "Subject Property"). The Subject Property is 2.75 acres of undeveloped industrial land ideally situated in Campbell River, Vancouver Island's third largest city, located just 90 minutes north of Nanaimo. The property is zoned I-2, allowing for a wide variety of uses and developments, and is conveniently situated within 5 minutes of Campbell River's City Centre. The Subject Property may be assembled with the neighbouring property (3.73 Acres) for a total of 6.48 Acres. Please contact the Listing Agents for further details.

HIGHLIGHTS



Rare opportunity to acquire undeveloped industrial land with ocean views



Flexible zoning permitting a variety of uses: manufacturing, processing, equipment sales, rental, storage, fabricating, assembling, packaging, warehousing, yard storage, self-storage, marine transport



Environmental reports available – received Certificate of Compliance (CoC)



Distance from:

- Heart of Campbell River: 5-minute drive
- Courtenay: 30-minute drive
- Nanaimo: 90-minute drive



Campbell River has a population of 41,690 and is expected to grow 5.9% in the next 5 years



Campbell River's key economic sectors include aquaculture, forestry, future-forward industries (ie. Technology, engineering, advanced manufacturing, robotics and technical services), health and wellness, land & logistics and tourism

SALIENT DETAILS

Municipal Address	4700 Orange Point Road
City	Campbell River, B.C.
PID	004-426-967
Legal Description	Lot 1 District Lot 68 Sayward District Plan 14535
Lot Size	2.75 Acres (119,790 SF)
Property Tax (2022)	\$8,623
Environmental	Received Certificate of Compliance (CoC)
Zoning	I-2
Traffic Counts	4,075 VPD on Island Highway N and Orange Point Rd
Asking Price	\$1,440,000
Asking Rent	Short-Term Land Lease: \$7,500/mo Gross Long-Term Build to Suit: Contact Listing Agent



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CAMPBELL RIVER OVERVIEW

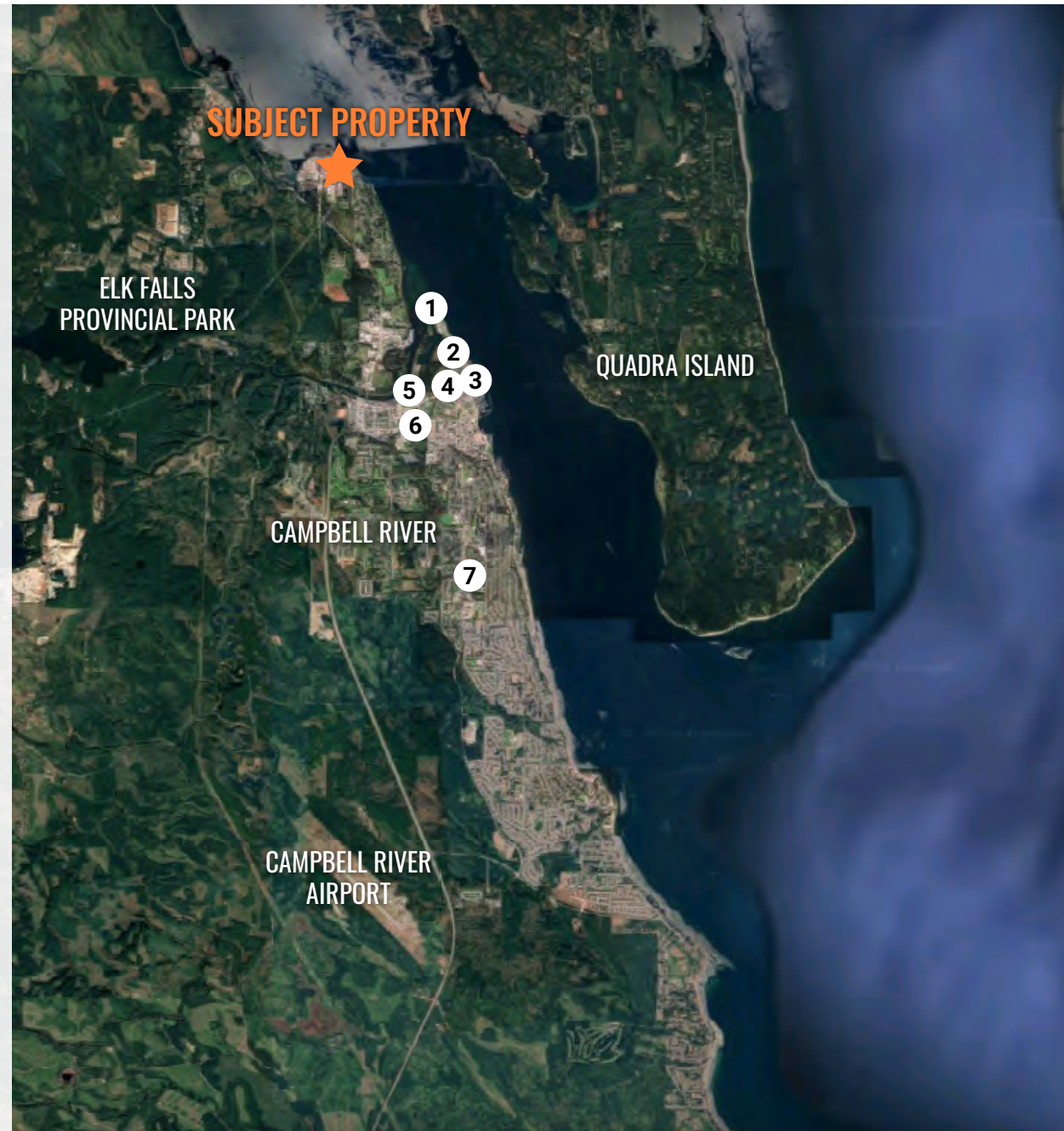
The Subject Property is ideally situated in the heart of Campbell River, providing convenient access to major transportation routes, including Highway 19 and the Inland Island Highway. Well-served by local bus lines and just a short drive from the Campbell River Airport, the property ensures seamless connectivity to northern Vancouver Island and beyond.

Campbell River is a community on the rise, experiencing steady growth and revitalization, which makes it one of the most desirable locations on Vancouver Island. This property presents an outstanding investment opportunity, offering the benefits of its strategic location and proximity to ongoing regional development.

As a bustling hub for northern Vancouver Island and the central coast, Campbell River has a population of over 37,500 and serves as the primary urban service center for approximately 60,000 people in the surrounding area. The Subject Property will be ideal for investors, end users, or developers seeking to capitalize on its potential and prime location.

LEGEND

1. Vancouver Island Air
2. Real Canadian Superstore, Canadian Tire, Staples, Mark's
3. Save-On-Foods, London Drugs, BC Liquor Stores
4. Thrifty Foods, Dollarama
5. Home Depot
6. Walmart
7. Quality Foods



FLIGHT TIMES

0 Hr 44 Mins - To Vancouver

DRIVE TIMES

4 Hr 05 Mins - To Vancouver

1 Hr 40 Mins - To Nanaimo

3 Hr 05 Mins - To Victoria



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