

FOR SALE

RIPPLE ROCK ESTATES, CAMPBELL RIVER, B.C. | VANCOUVER ISLAND

100-ACRE WATERFRONT RESIDENTIAL & MIXED-USE DEVELOPMENT OPPORTUNITY



N ISLAND HWY

Marcus & Millichap

OPPORTUNITY

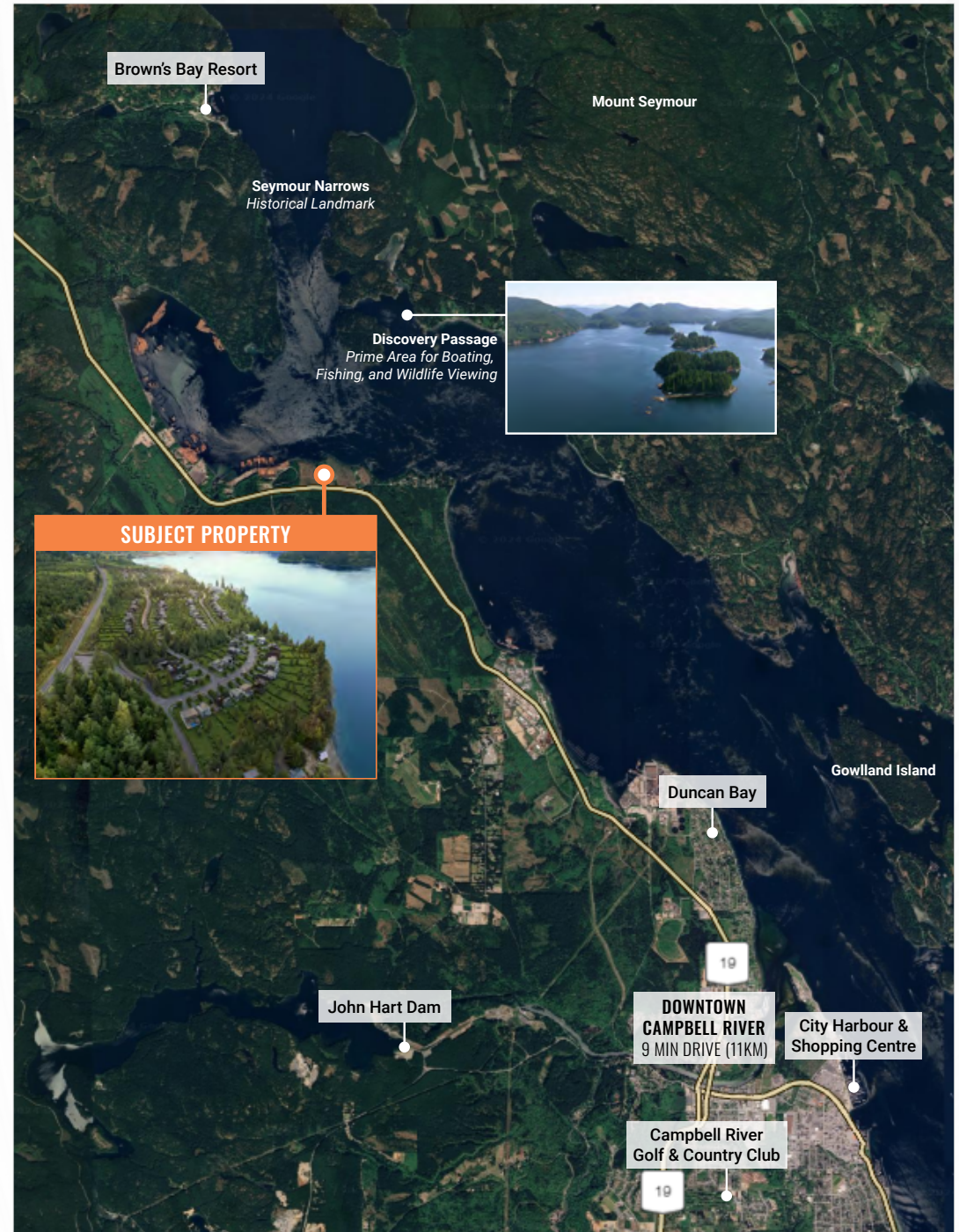
Marcus & Millichap REIS Canada Inc. is pleased to introduce Ripple Rock Estates, a +/-100 acre development opportunity stretching along nearly one kilometer of pristine shoreline. Significant investments have been made with plans for 188 bareland strata lots, including 43 oceanfront lots, with +/- 78.5 acres dedicated to residential use , +/- 5.5 acres mixed-use, and the remaining +/- 16 acres* planned for industrial.



SALIENT DETAILS

Address:	6805 Island Highway, Campbell River, B.C.
PID:	024-937-771
Legal Description:	LOT 1 DISTRICT LOT 29 SAYWARD DISTRICT PLAN VIP71671 EXCEPT PART IN PLAN VIP74790 AND VIP75186
Zoning:	<u>CD5 - Ripple Rock Estates Neighbourhood Comprehensive Development</u>
Residential Area:	+/- 31.75 hectares (+/- 78.5 acres)
Mixed-Use Area:	+/- 2.24 hectares (+/- 5.5 acres)
Total Area:	+/- 40 hectares (+/- 100 acres*)
Oceanfront Area:	Approximately 1 km of shoreline
Residential Density:	<ul style="list-style-type: none"> • 20 dwellings per hectare • Current layout, 188 bareland strata lots - 43 oceanfront
Mixed-Use Density:	<ul style="list-style-type: none"> • Similar to RM-3 Zoning • Commercial and Residential, max floor area ratio 2.5
Price:	Contact Listing Agents

**Includes +/- 16 acres of development land planned for industrial use. This portion of the offering is subject to an existing option.*





EXTENSIVE DATA ROOM CONTAINING:

Key Contractors and Consultants:

- ISL Engineering and Land Services of Calgary – The Primary Planning and Engineering Consultant
- Ryzuk Geotechnical
- Upland Contracting – Civil, Underground and Surface Works
- BI Pure Water - Wastewater and Water Treatment Plants
- Surveying - Bazett Land Surveying

Available Information:

- Copies of Permits and Approval Letters
- Market Value Appraisal (May 2024)
- City of Campbell River Preliminary Subdivision Review Letter
- Copies of Agreements with the City
- Topographic Drawings
- Grading and Engineering Drawings for Phase 1 construction
- Overall Preliminary Grading and Cross Section Drawings
- Geotechnical Reports
- Environmental Reports
- Quantity Surveyor's cost summary (March 2024)
- Subdivision (Legal) Plans

LOCATION OVERVIEW

- + **Top 5 quality of life destinations in North America**
- + **Consistent population growth** (+6.5% over the last 5 years)
- + **Limited housing availability**, with a projected need for over 600 new apartment units by 2025
- + A significant infrastructure project, the **John Hart hydro dam upgrade**, began in 2023, bringing a large new workforce to the area
- + **Exceptionally low residential vacancy rate at 0.4%**, the lowest in the Mid-Island region as of 2022
- + **Growing retirement community**
- + **Strong presence in the fishery, ecotourism, manufacturing, and forestry sectors**

DEMOGRAPHICS - CAMPBELL RIVER

POPULATION (2023):	41,992
PROJ. POPULATION GROWTH (2023-2028):	7.2%
AVG. HOUSEHOLD INCOME:	\$100,879



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