

FOR SALE

TOFINO MOTEL HARBOURVIEW

542 Campbell Street, Tofino, BC

Extremely well maintained & established motel business on high exposure real estate in Tofino BC



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TOFINO MOTEL HARBOURVIEW

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Nestled within the breathtaking landscape of Tofino, the **Tofino Motel Harbourview** beckons those seeking enduring hospitality, comfort, and elegance. With 13 meticulously curated rooms offering stunning water views, this establishment offers an elevated experience, complete with ocean-facing balconies for serene mornings and mesmerizing sunsets. Exceptional dining and charming cafes are nearby, inviting guests to savor Tofino's culinary treasures.

This is not just a place to stay; it is a gateway to Tofino's extraordinary experiences. Access the shoreline for surfing, angling, and beachcombing. Just beyond the windowpane lies the bustling harbor, offering an authentic immersion into Tofino's maritime life. The town's vibrant core, with bistros, eateries, boutiques, and shops, is easily accessible.

Within the well-appointed rooms, privacy and comfort are paramount, with en-suite bathrooms, plush beds, blackout curtains, and modern amenities. The Tofino Motel Harbourview encapsulates the essence of Tofino, providing exceptional year-round experiences. Embrace Tofino's spirit and become an integral part of it.

KEY FEATURES

- Unparalleled location in town & exposure to anyone coming or going from Tofino
- Harbor water views from each of the 13 rooms
- Room for expansion on the lot (additional staff housing or potentially more rooms)
- Exceptional occupancy (both current and historical)



PROPERTY DETAILS

LOCATION

This property, located in Tofino's esteemed shopping & tourism district, offers stunning views and easy access to the picturesque harbour. It's centrally situated in downtown Tofino, providing convenient access to local amenities. The prime location makes it an ideal choice for hotel/motel accommodation, combining convenience with serenity, offering a unique experience for guests and visitors.

PROPERTY HIGHLIGHTS

- Prime location within the District of Tofino
- Excellent exposure on the North side of Campbell Street upon entering town
- Premium views and direct access to the beautiful harbour
- Centrally situated in downtown Tofino, with easy access to amenities
- Potential for an ideal hotel/motel accommodation

With its unparalleled setting and promising potential, this property represents an extraordinary opportunity in the thriving hospitality and real estate market of Tofino. We believe that its exceptional location and unique attributes will undoubtedly attract discerning buyers and investors seeking to capitalize on the flourishing tourism and accommodation sector.



DEVELOPMENT OPPORTUNITY & EXPANSION POTENTIAL

Tofino Motel Harbourview offers vast opportunities for expansion, going beyond its current 13 rooms. The spacious lot areas allow for the creation of more refined accommodations, attracting a wider range of guests. Consider adding a third story within zoning regulations for enhanced aesthetics and panoramic views. Utilize surplus lot areas for staff housing, promoting a sense of community and improving operations. By smartly maximizing these opportunities for growth, you can shape a new, sustainable chapter in Tofino's hospitality, enriching the legacy of Tofino Motel Harbourview with distinctive and dynamic possibilities.

Expansion Key points

- 12,327 sq. ft. of lot area
- 12.2 m (40 feet) or 3 Storey - Maximum Building Height
- 70% maximum lot coverage
- Zoning allows for a large number of varied permitted uses

PROPERTY OVERVIEW

CIVIC ADDRESS

542 Campbell Street Tofino

LEGAL DESCRIPTION

BLOCK 1, PLAN VIP948, SECTION 115, CLAYOQUOT LAND DISTRICT, OUTLINED IN RED ON PL 473R

PID

008-143-251

SITE AREA

12,327 square feet

ZONING

CORE COMMERCIAL DISTRICT (C2-A)

PRICING GUIDANCE

Contact Listing Agent

TOFINO MOTEL BUSINESS SUMMARY

This is the first time in decades that the motel is being offered for sale on the market. Locally owned and operated for several decades, the business has consistently achieved exceptional occupancy rates and outstanding performance. Its success is driven by meticulous ongoing maintenance, thoughtful marketing strategies, and a dedicated team of professional management staff.

PROPERTY HIGHLIGHTS

- 13 well maintained & renovated rooms
 - * 12 x large updated rooms
 - * 1 x beautiful 2-bedroom suite (suitable for owner's residence)
- Consistently greater than 95% occupancy rate
- Exception harbour ocean inlet views
- Prime location & Exposure - located at the entrance of the iconic town of Tofino
- Walking distance to all amenities in town
- Long time established local staff and management with secured independent housing

Financials, asset list, and detail available to qualified parties upon signed Confidential Agreement.



OFFERING PROCESS

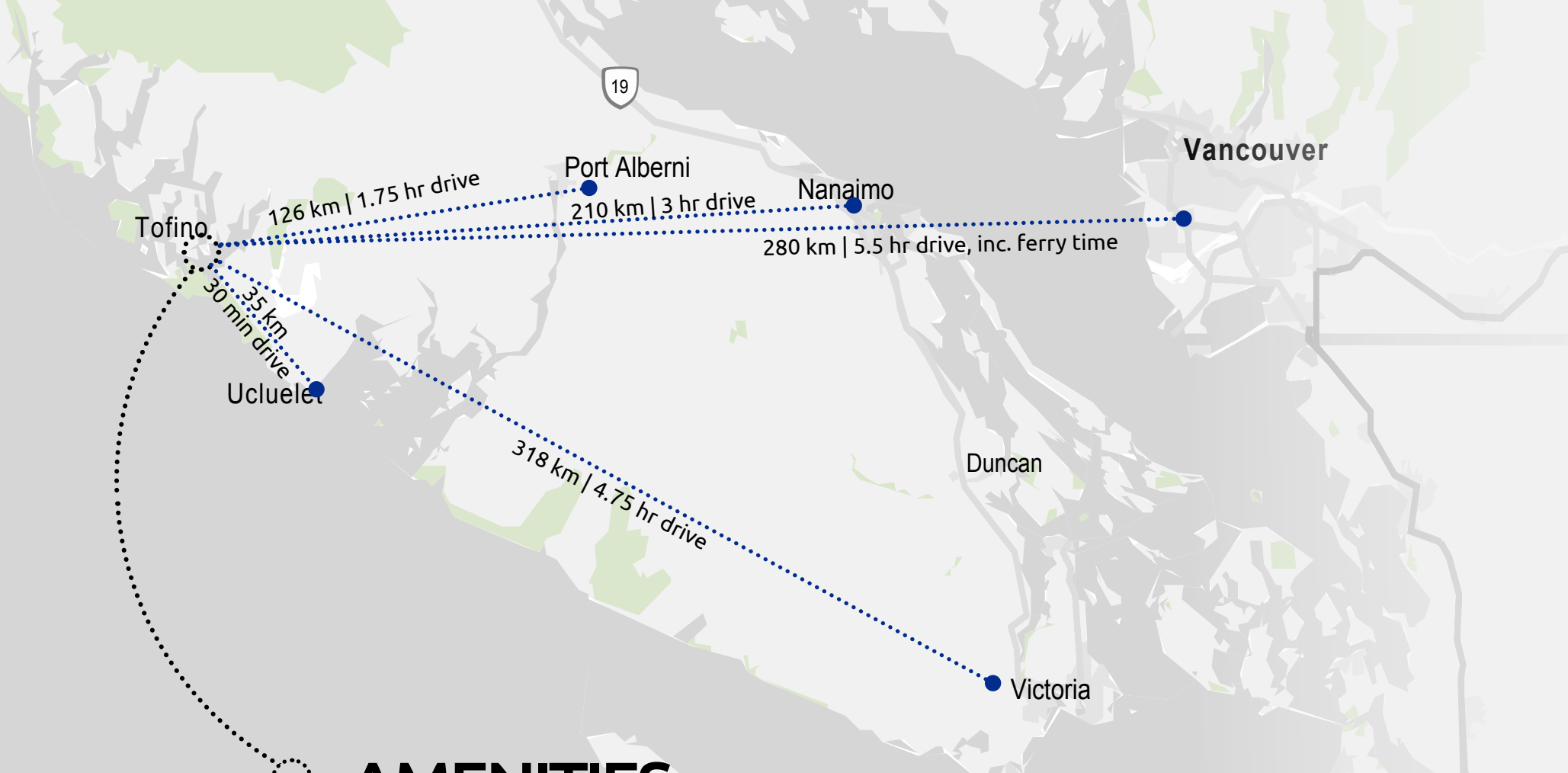
Interested buyers are invited to submit their offers through Macdonald Commercial, where all proposals will be reviewed by the vendor. For guidance on pricing and further details about the offering process, please contact the listing agent directly.

To gain access to the Data Room, prospective buyers must provide completed Confidentiality Agreements and Disclosure Documents. Access will be granted upon receipt of the signed forms.

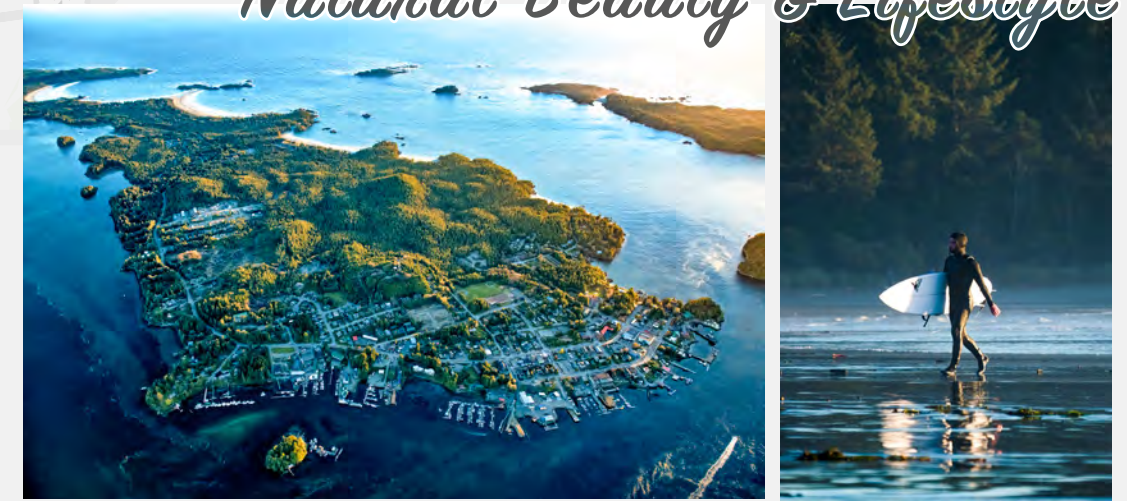
For additional information or to initiate the process, please reach out to the listing agent.

INTERIOR PHOTOS





Natural Beauty & Lifestyle



AMENITIES



CAFE/RESTAURANT

1. Rhino Coffee
2. Shed
3. Wolf in the Fog
4. The Schooner
5. Bravacados
6. The Maq/The Bear Beirhaus
7. Tuff City Sushi
8. Basic Goodness pizza
9. Shelter

SHOPPING/SERVICES

1. Storm Surf Shop
2. Pacific Surf Co.
3. Tofino Co-op Fodo Store
4. Gaia Grocery
5. Aquatic Safaris
6. Tofino Sea Kayaks
7. Roy Henry Vickers Gallery
8. Surf Sister
9. Tofino resort and Marina



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