LANDQUEST
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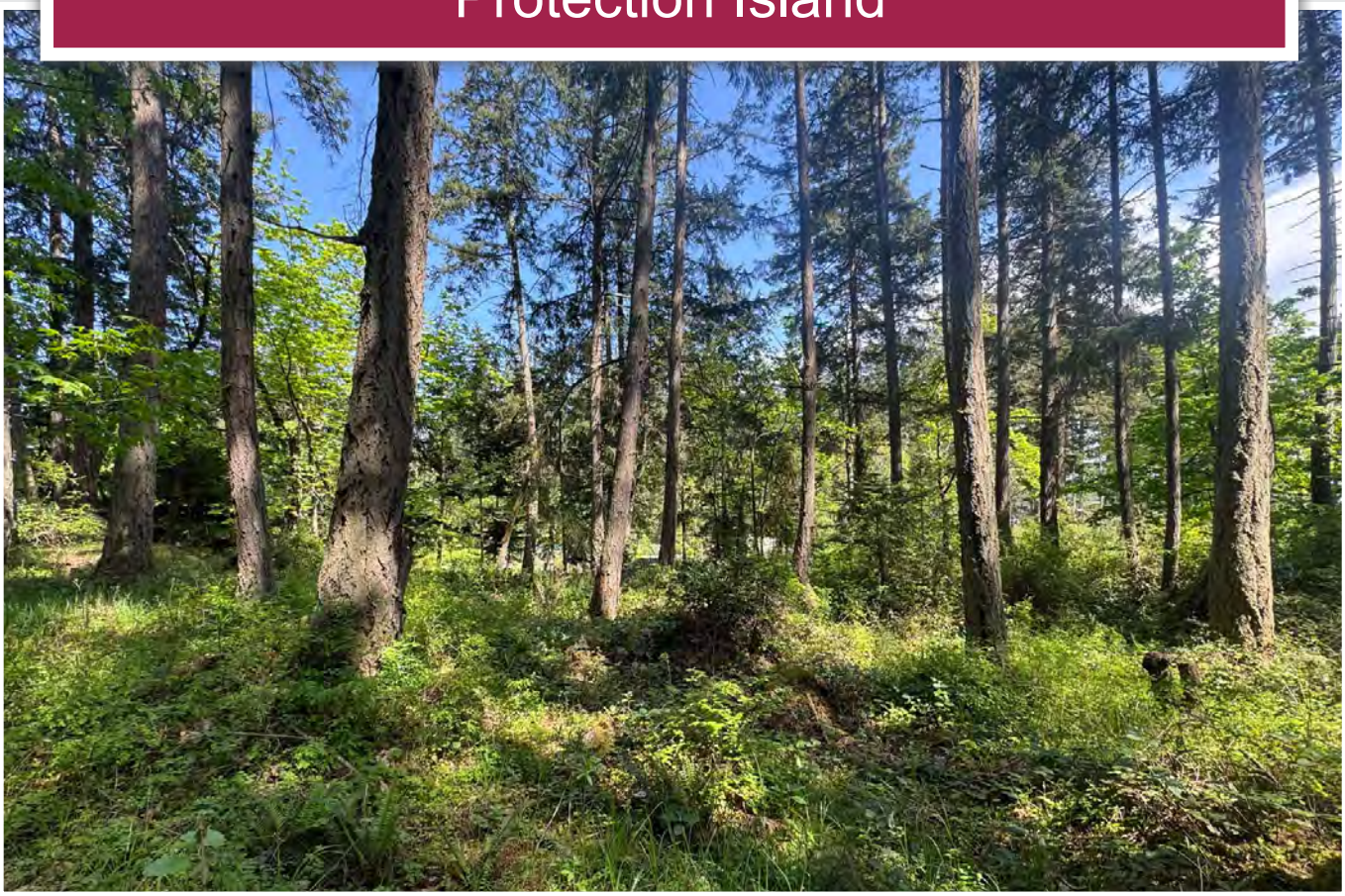
103 Captain Morgans Blvd

Protection Island



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103 Captain Morgans Blvd

Protection Island

PROPERTY DETAILS

Listing Number:	26126
Price:	$249,000
Taxes (2025):	$1,513
Size:	0.21 of an acre
Zoning:	R3

DESCRIPTION

There are very few places left on Vancouver Island where you can be ten minutes from a city centre and feel like you've left the modern world behind. Protection Island is one of them. This 9,000 sq. ft. lot sits steps from Smugglers Beach on a gently sloped parcel facing a community garden, in a harbour community that has quietly built one of the most devoted followings in coastal BC.

Life on Protection Island moves at its own pace. Streets carry names like Pirates Lane and Captain Morgans Blvd, golf carts outnumber cars, and the beach is always within reach for kayaking and tidepooling. A tight-knit mix of families, boaters, artists, and professionals call the island home, anchored by the Dinghy Dock Pub—Canada's only floating pub.

For boaters, the location is exceptional. The island sits at the mouth of Nanaimo's inner harbour, one of the most sheltered anchorages on the BC coast. A community dock serves island residents directly, with full-service marine amenities nearby including moorage, fuel dock, haul-out, and repair facilities—all minutes away by water.

The lot is build-ready and offers a rare opportunity to establish a permanent residence, vacation retreat, or investment property in a community that simply cannot be replicated. Properties of this character on Protection Island seldom come to market.

LOCATION

103 Captain Morgans Blvd - Protection Island

DIRECTIONS

Access from Nanaimo Marina.

AREA DATA

Protection Island is home to approximately 330 full-time residents across 360 properties, a scale that keeps the community genuinely tight-knit without feeling isolated. Ferry service runs hourly from 7 a.m. to 10 p.m., connecting residents to a city of nearly 100,000 with a full range of urban amenities within a short crossing. Despite sitting in the heart of the harbour, most of the island remains quiet, its forest dulling city noise to a murmur. Residents have access to weekly grocery deliveries, private waste collection, and city water, practical infrastructure that supports comfortable year-round living.

MAP REFERENCE

49°10'37.66"N and 123°55'6.57"W

SERVICES

All to the lot line.

LEGAL

LOT 291, PLAN VIP14111, NANAIMO LAND DISTRICT, DOUGLAS IS KNOWN AS PROTECTION ISLAND - PID 004-335-082

























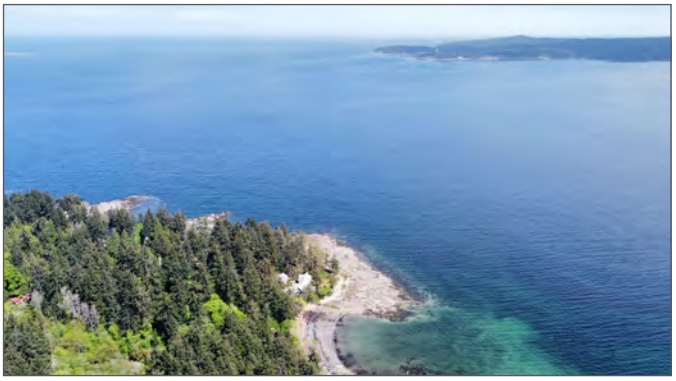





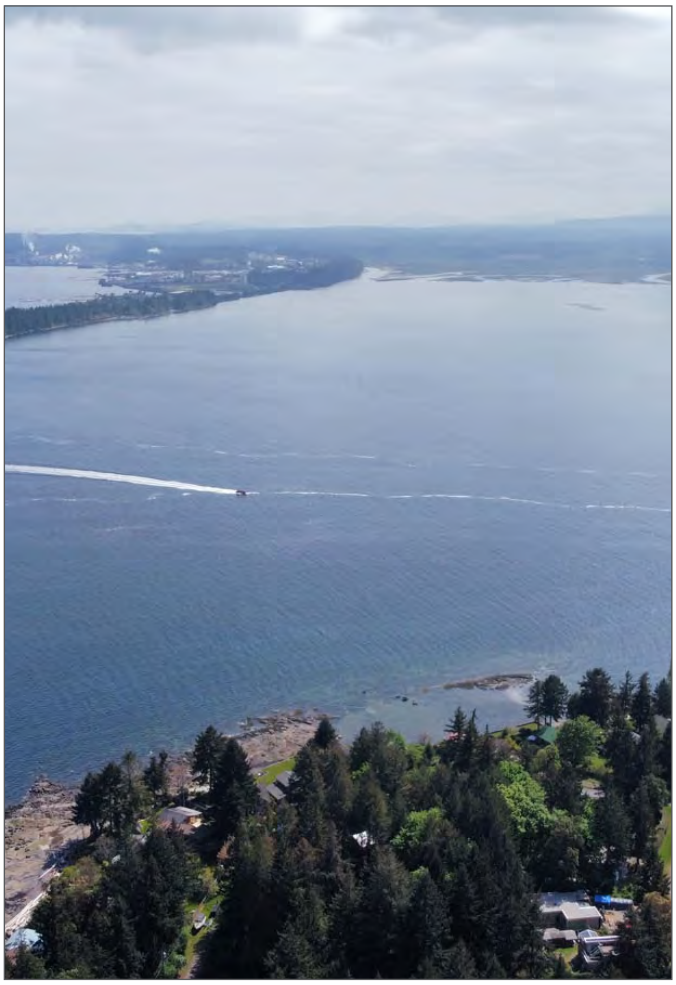







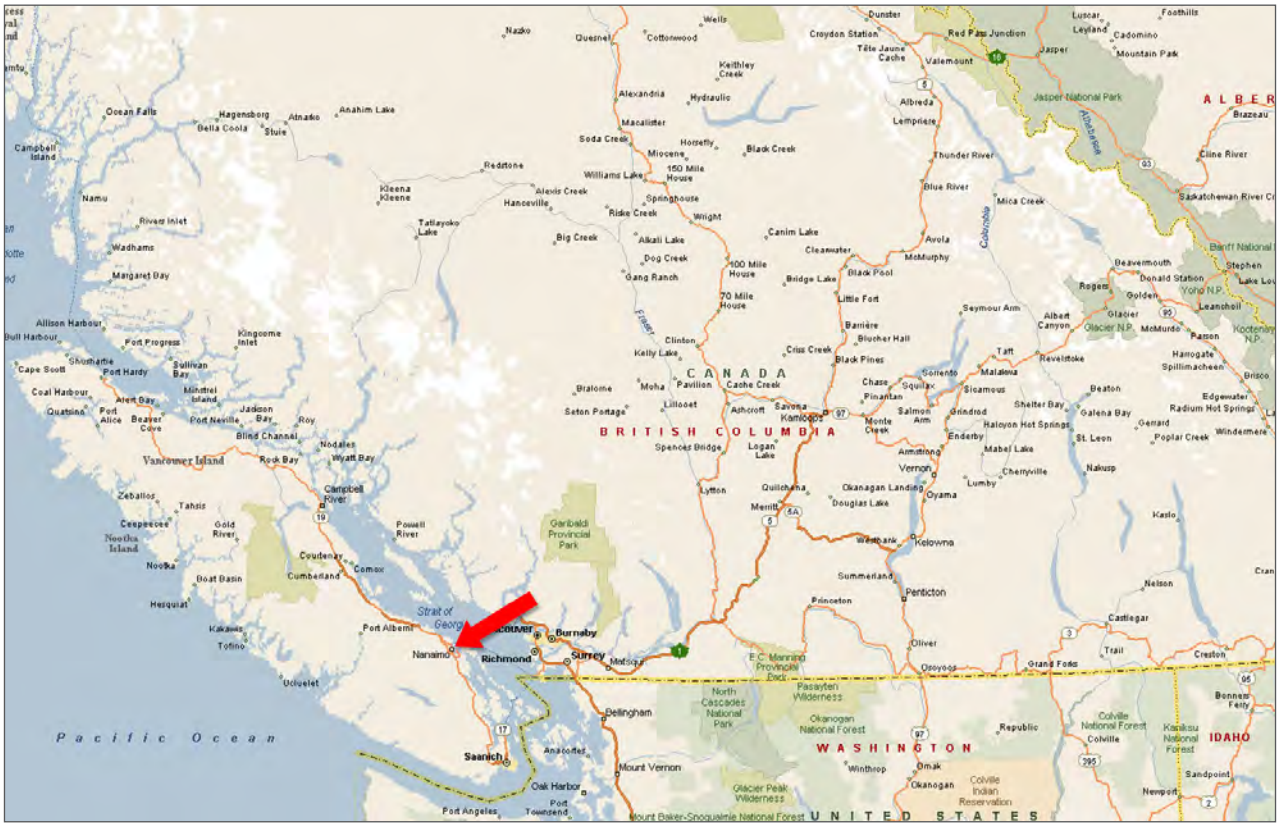
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Kelowna
Penticton
Vernon
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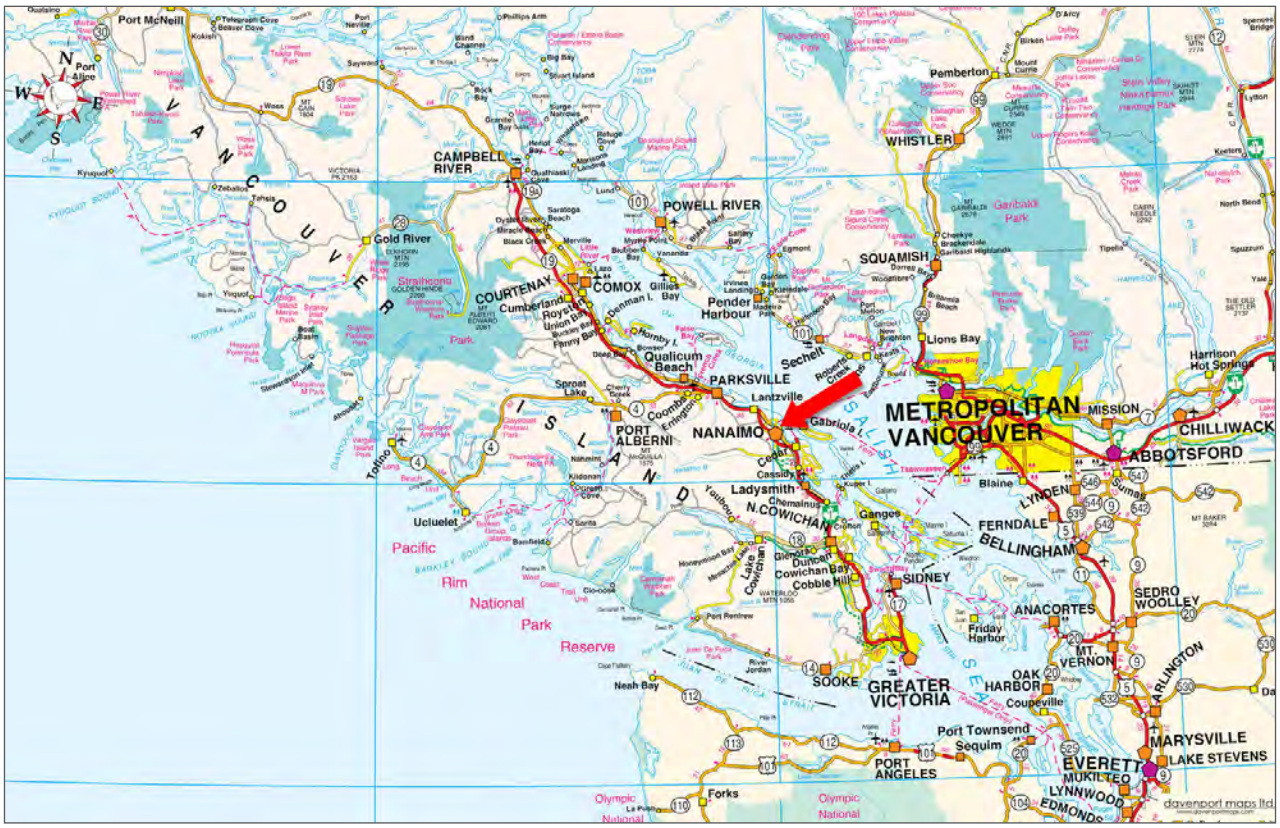
Kootenay N.P.
Yoho N.P.
Glacier N.P.
Mount Baker-Snoqualmie National Forest


VANCOUVER ISLAND
CAMPBELL RIVER
POWELL RIVER
COURTENAY
COMOX
Cumberland
Royston
Union Bay
Denman I.
Hornby I.
Qualicum Beach
PARKSVILLE
Lantzville
NANAIMO
PORT ALBERNI
Sproat Lake
Coombs
Ladysmith
N.COWICHAN
Chemainus
Ganges
Cowichan Bay
Cobble Hill
SIDNEY
SOOKE
GREATER VICTORIA
Port Townsend
Sequim
PORT ANGELES
Forks
Neah Bay
Ucluelet
Tofino
Gold River
Port McNeill
Port Alice
Pacific Rim National Park Reserve
Olympic National
Pemberton
WHISTLER
SQUAMISH
Lions Bay
Sechelt
Pender Harbour
Gabriola I.
METROPOLITAN VANCOUVER
MISSION
CHILLIWACK
ABBOTSFORD
Blaine
LYNDEN
FERNDALE
BELLINGHAM
ANACORTES
SEDRO WOOLLEY
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Bowser
Qualicum Beach
Parksville
Errington
Coombs
Whiskey Creek
Hilliers
Dashwood
Dunsmuir
Qualicum
Qualicum Bay
Qualicum National Wildlife Area (Marshall-Stevenson Unit)
French Creek
Beachcomber
Dolphin Beach
Nanoose Bay
Lantzville
Snaw-Naw-As First Nation
Departure Bay
Wellington
East Wellington
Gabriola
Snuneymuxw First Nation
NANAIMO
South Wellington
Harmac
Duke Point
Cedar
Extension
Cassidy
Nanaimo Collishaw
Ladysmith
Chemainus First Nation
Mount Hayes
Mount Whymper
Saltair
Coronation
Nitinat
Mount Buttle
Heather Lake
Heather Mtn.
Mount Hooper
Mount Spencer
Mount Moriarty
Mount McLellan
Mount Arrowsmith
Mount Hankin
Mount Parsons
Mount Olson
Mount Decosmos
Mount Hooker
Mount Price
Green Mtn.
Butler Peak
McKay Peak
Haslam
Jump Lake
Labour Day Lake
Rowbotham Lake
Healy Lake
Shelton Lake
Fourth Lake
Sadie Lake
Francis Lake
Nahmint Bay
Green Cove
Franklin Camp
Nahmint
Arrowview Heights
PORT ALBERNI
Alberni
Cherry Creek
Beaver Creek
Sproat Lake
Tseshaht FN
Arden Creek
Mount Benson
Pallicant Mountain
Hiwatchas Mtn.
Lizard Pond
Hocking Point
Bilton Pt.
Ballenas Islands
Gerald Island
Mistaken Island
Winchelsea Islets
Ada Islets
Lagoon Head
Neck Point
Carus Point
Sangster Island
Young Point
Trail Islands
Gabriola Sands Provincial Park
Descanso Bay Regional Park
Orlebar Point
Protection I.
Newcastle I.
Jesse I.
Boomerang Lake
Okay Mtn.
Blackjack Ridge
Nanaimo Lakes
Nanaimo River
Cassidy Memorial PP
Nanaimo R. RP
Roberts Memorial PP
Morden Colliery Historic PP
Nanaimo District Museum
Petroglyph Provincial Park
Vancouver Island Children's Museum | Black Nugget (1961)
Alberni Valley Museum
MacMillan Provincial Park
Little Qualicum Falls Provincial Park
Little Qualicum River Regional Park
Spider Lake Provincial Park
Horne Lake Regional Park
Horne Lake Caves Prov. Park
Stamp River Provincial Park
McLean Mill National Historic Site
Englishman River Falls Provincial Park
Englishman River Regional Park
Arbutus Grove Prov. Park
Benson Creek Falls Reg. Park
Parksville-Qualicum Beach Provincial Wildlife Management Area
Rathtrevor Beach Provincial Park
Beachcomber Regional Park
Qualicum National Wildlife Area (Nanoose Bay Unit)
CF Maritime Test Range (Nanoose Bay Testing Area)
Qualicum Beach Hist. Mus.
Parksville-Qualicum Beach Historical Museum
Vancouver Island Butterfly World & Gardens
Alberni Valley Museum
Provincial Park
NANAIMO
COWICHAN VALLEY


Lantzville
WELLINGTON
DEPARTURE BAY
NORTHFIELD
NEWCASTLE
EAST WELLINGTON
Nanaimo
Gabriola
Gabriola Island
Colliestown
STARKS
Cedar
South Wellington
Extension
Boat Harbour
6.49 km
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Mark Bay
NEWCASTLE
Protection Island
Pirates Ln
Silvers Terrace
Captain Morgans Blvd
534 m
Image © 2026 Airbus
Google Earth


Silvers Terrace
Captain Morgans Blvd
Pirates Ln
120
99
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162
107
115
35 m
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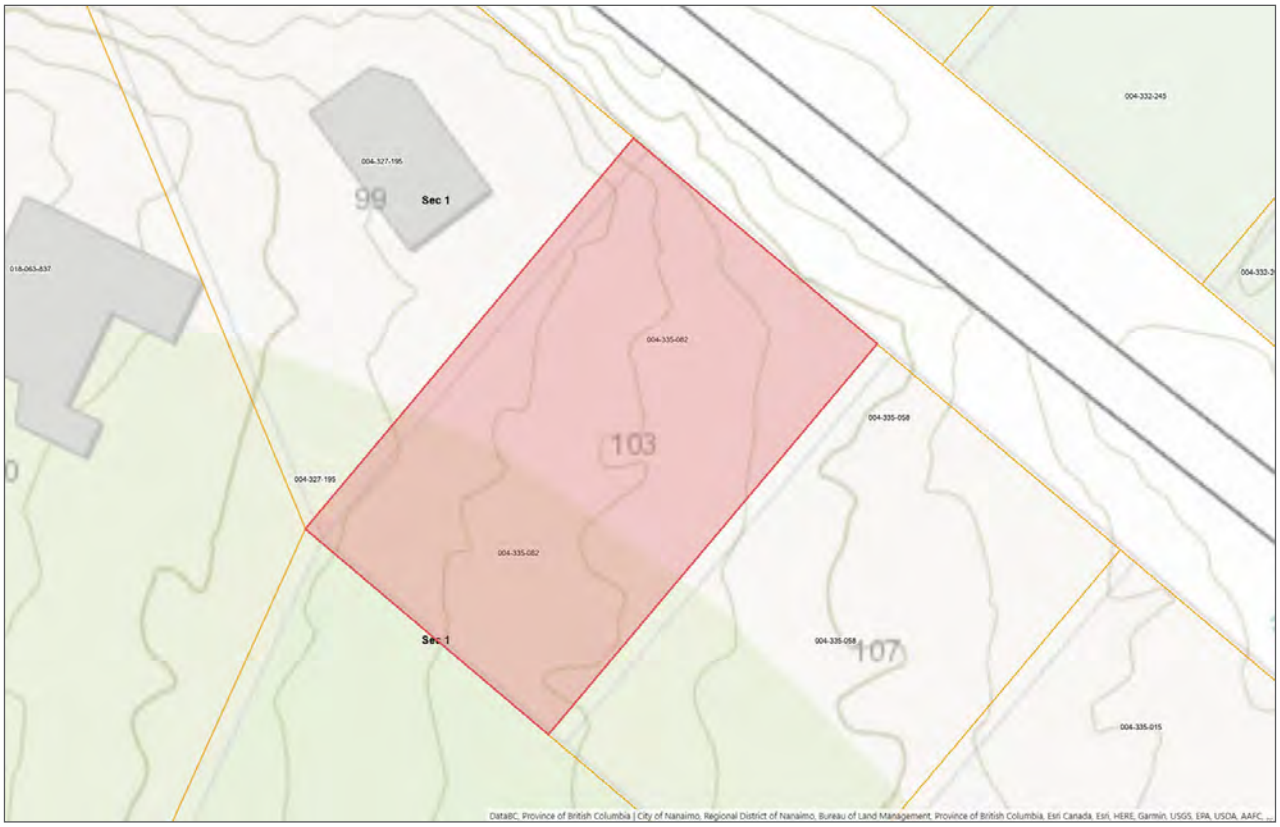
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