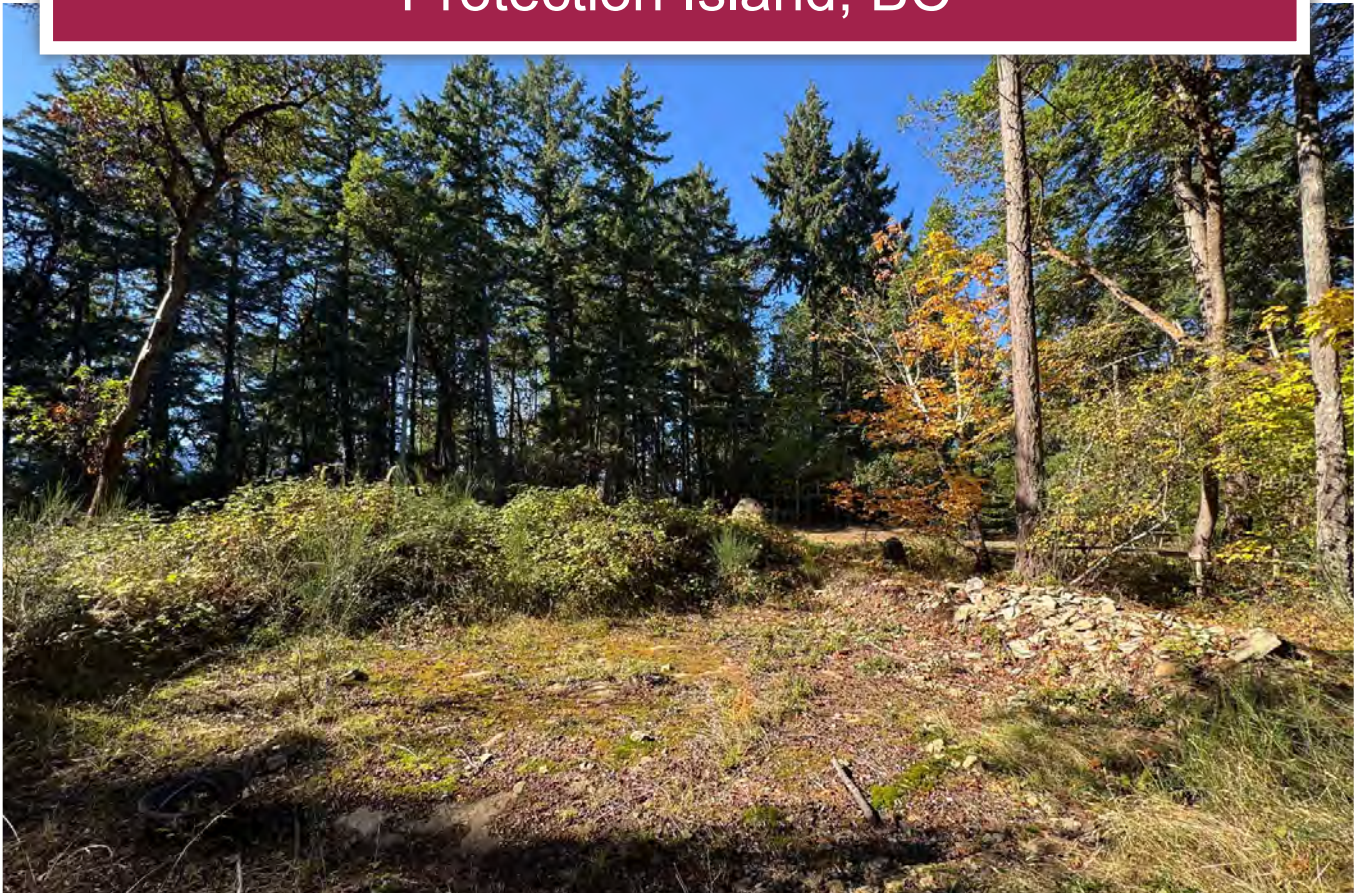




164 Pirates Lane
Protection Island, BC



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164 Pirates Lane

Protection Island, BC

PROPERTY DETAILS

Listing Number:	25272
Price:	\$248,000
Taxes (2025):	\$1,203.84
Size:	0.21 of an acre
Zoning:	R3 - Nanaimo

DESCRIPTION

Welcome to 164 Pirates Lane, a rare opportunity to secure a flat, sun-filled 0.21-acre lot on beautiful Protection Island, one of the most accessible and unique island communities off Vancouver Island's east coast. This property offers a level building site with easy access and services available at the lot line (hydro, city water, and sewer). Ready for your design ideas, the land provides the perfect foundation for a coastal home, cottage, or vacation retreat.

Protection Island offers a remarkable blend of tranquility and convenience. The community features a communal dock for residents, regular passenger ferry service to downtown Nanaimo, and even a local barge and delivery service that brings over building materials and household goods right to the island—making construction and year-round living simple and practical.

Enjoy morning walks to sandy beaches, scenic trails through lush forest, and evenings spent at the Dinghy Dock Pub, BC's only floating pub. The island is home to a tight-knit mix of families, artists,

and professionals who value the slower pace and strong community spirit.

Whether you're envisioning a permanent home or a peaceful getaway, 164 Pirates Lane offers the ideal combination of lifestyle, location, and accessibility.

LOCATION

164 Pirates Lane - Protection Island

AREA DATA

Protection Island is a small residential island located in Nanaimo Harbour, just 10 minutes from downtown by passenger ferry or private boat. The island is approximately 150 acres in size and home to around 350 full-time residents, with many more seasonal visitors during the summer months. It's one of the few Gulf Islands within city limits, serviced by municipal water, sewer, hydro, and garbage collection. The community features a mix of permanent homes and vacation cottages, with property sizes generally ranging from 0.15 to 0.25 acres. Known for its beaches, forested trails, and vibrant arts scene, Protection Island offers a rare blend of self-sufficiency and accessibility, giving residents a relaxed island lifestyle with direct connection to the amenities of Nanaimo.

RECREATION

Residents and visitors enjoy easy access to several sandy beaches ideal for swimming, kayaking, paddleboarding, and beachcombing. The island's calm waters and proximity to Newcastle Island Marine Park make it a favorite spot for boating and exploring by kayak or sailboat. There are



scenic walking trails throughout the island, perfect for leisurely hikes or cycling, and the surrounding waters are popular for crabbing, prawning, and fishing. Social life often centers around community gatherings, local art events, and the iconic Dinghy Dock Pub, where neighbours and visitors meet after a day spent on the water.

MAP REFERENCE

49°10'36.13"N and 123°55'9.43"W

SERVICES

Available.

LEGAL

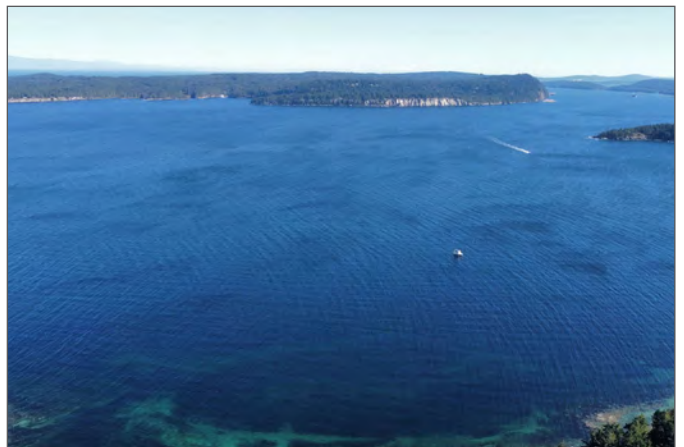
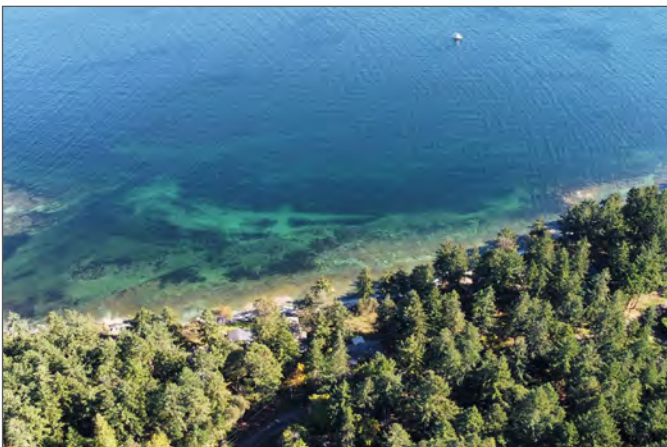
Lot 264 Douglas Island (also known as Protection Island) Nanaimo District Plan 14111

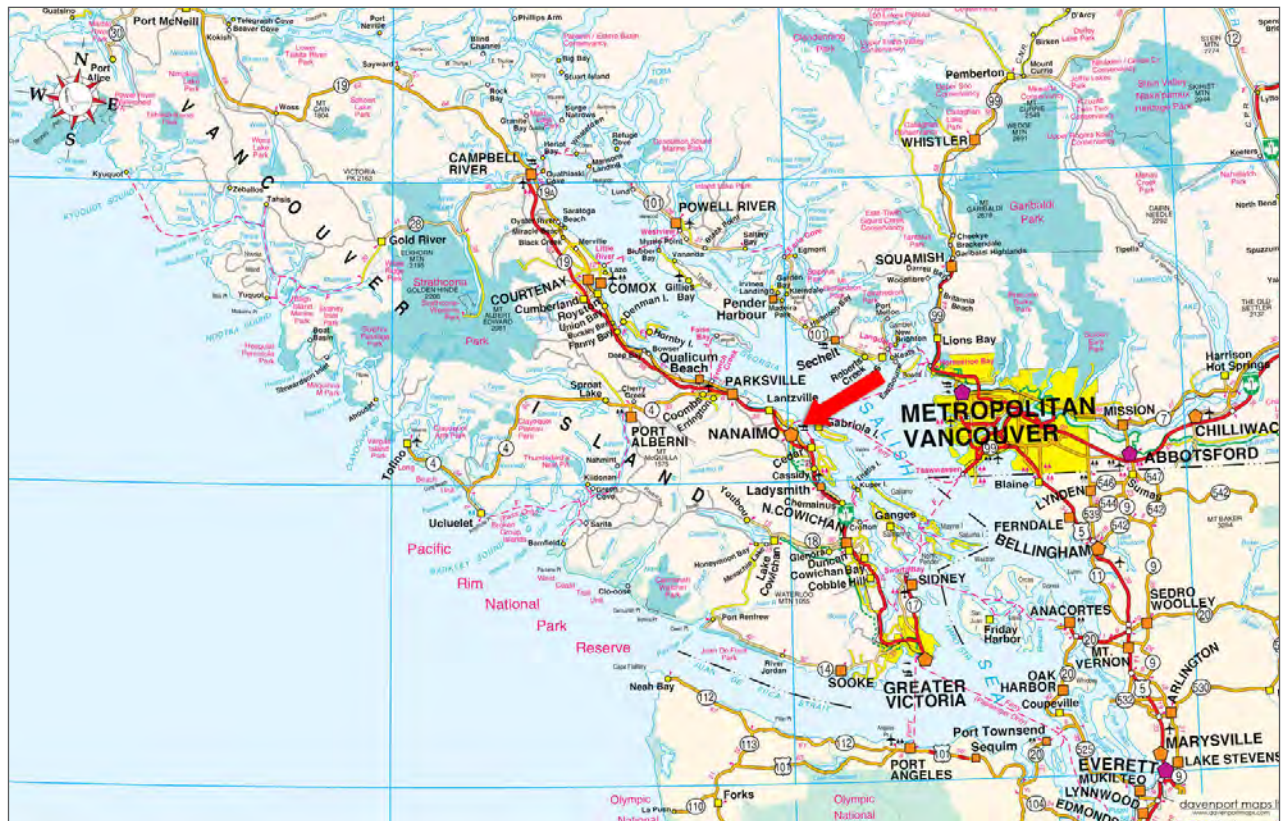
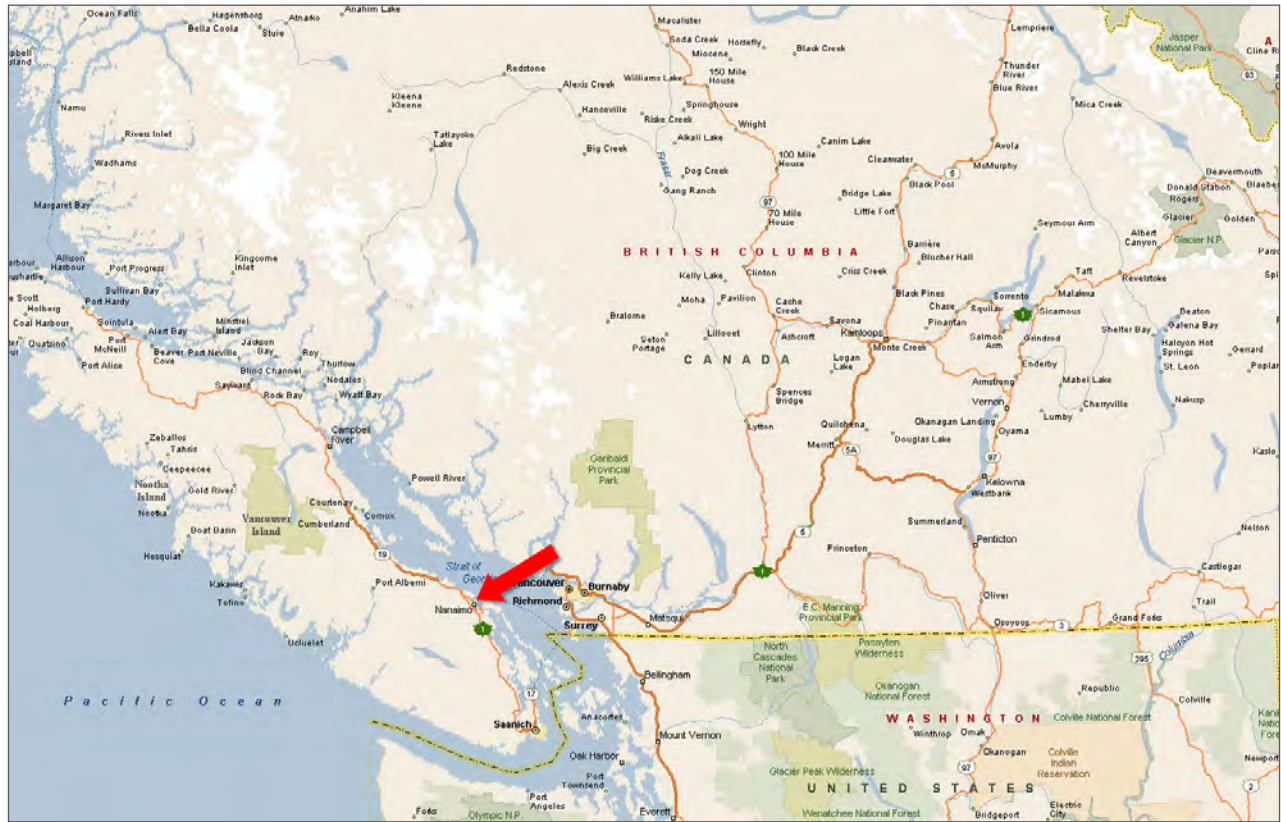
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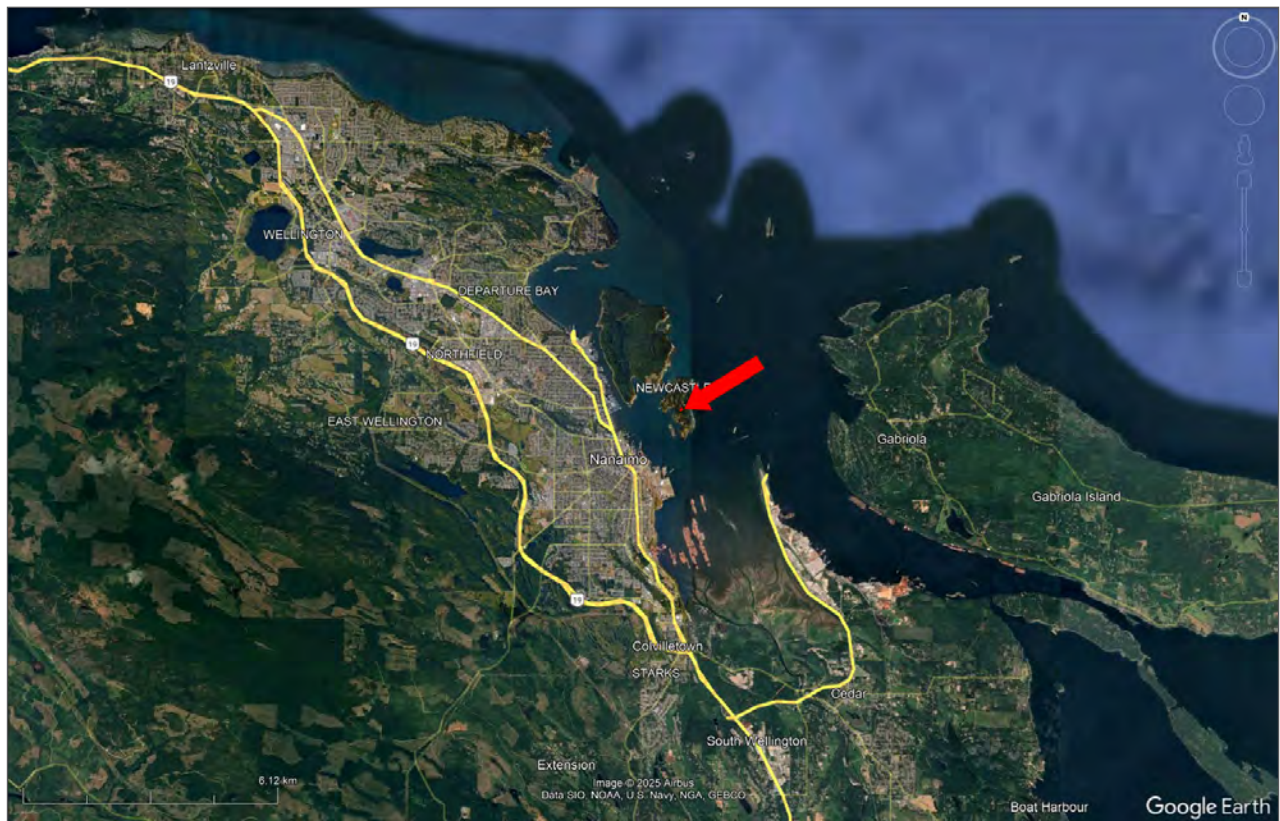




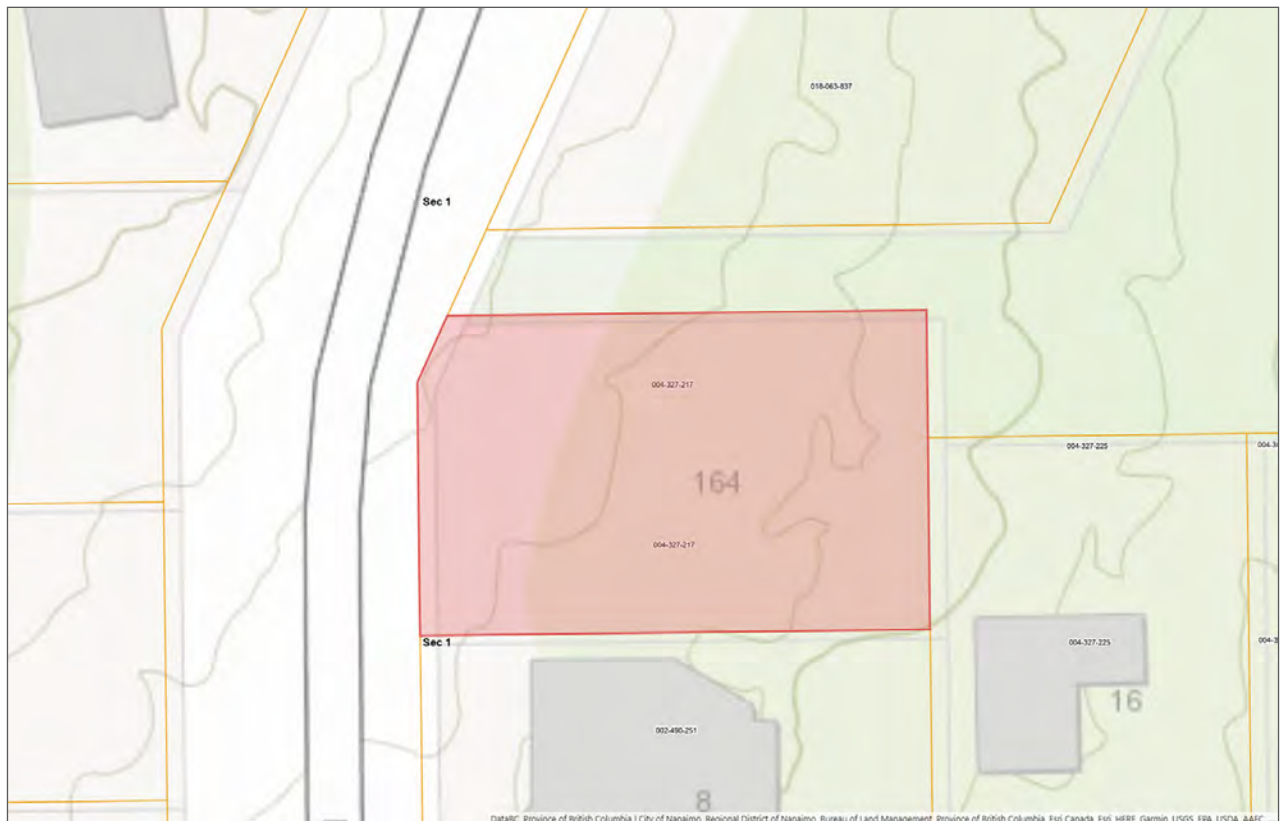
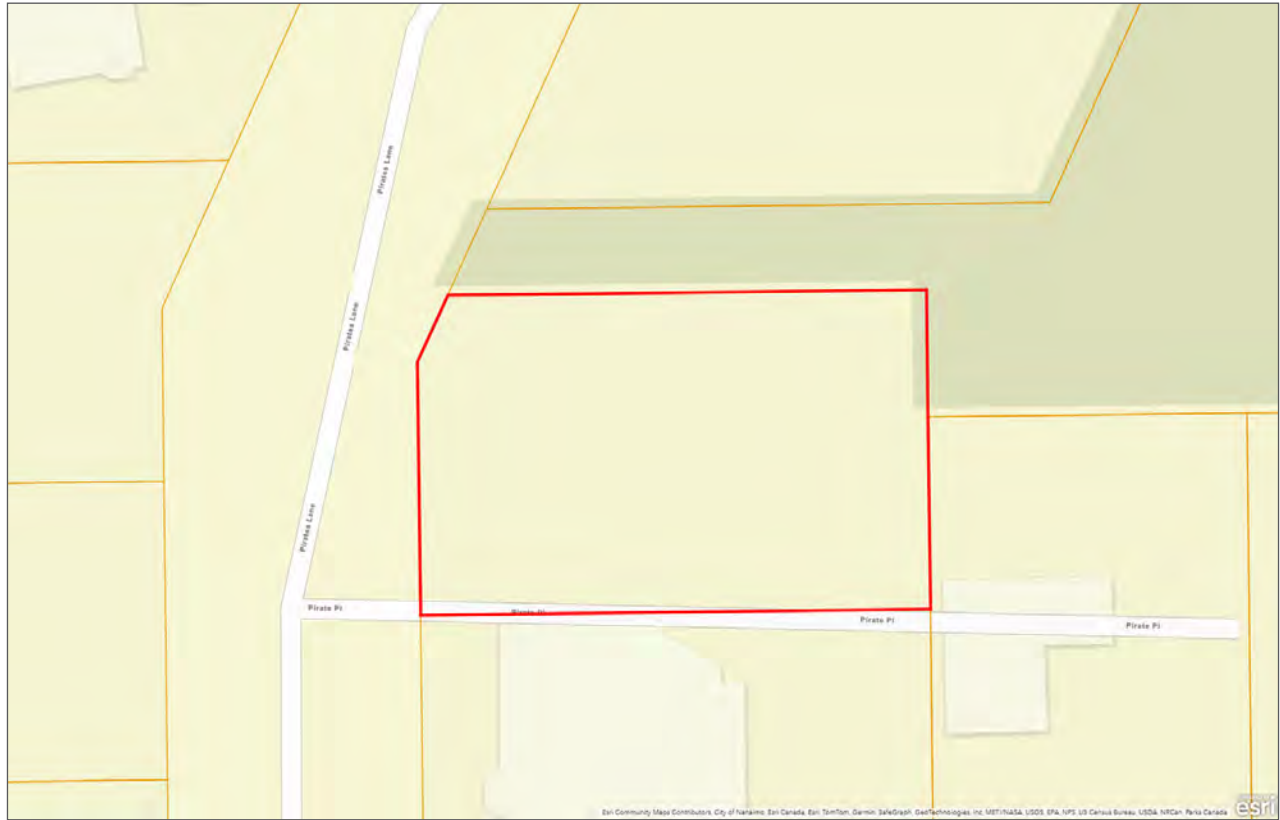














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