



Industrial Zoned Live/Work Opportunity in Central Powell River



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Industrial Zoned Live/Work Opportunity

Powell River, BC

PROPERTY DETAILS

Listing Number:	26112
Price:	\$499,900
Taxes (2025):	\$11,260
Size:	0.27 of an acre

DESCRIPTION

Rare opportunity to secure an industrial-zoned property within the city limits of Powell River, ideally located on high-exposure Manson Avenue. With excellent visibility and close proximity to all amenities, this central location offers both convenience and strong commercial presence.

Set on 0.27 acres, the property features a 1,438 sq. ft. building with a flexible layout suited to a variety of uses. The main level includes office space, kitchenette, and a 2-piece bathroom, while the upper floor offers additional rooms and a full 4-piece bath. A partial basement provides added storage, and the lot offers ample parking with room for expansion, including ample space for the addition of a workshop.

Zoned M1 Industrial, permitted uses include industrial operations, offices, and limited sales and service applications. The accessory residential allowance creates a highly functional live and work setup.

This property is particularly well-suited for tradespeople and contractors. Instead of paying separately for yard space, shop space, office, and housing, this site allows you to park equipment,

operate your business, run a storefront, and live on-site, all in one location. The potential cost savings and operational efficiency are significant.

While there is a slight ocean view, the true value lies in the location, zoning flexibility, and scarcity of industrial properties within city limits.

Offered at \$499,000, this property represents compelling value for both owner-operators and investors seeking a well-located, multi-use asset in a limited supply market.

LOCATION

4507 Manson Avenue - Powell River, BC

DIRECTIONS

Contact the listing agent.

AREA DATA

Powell River offers a compelling blend of coastal tranquility, natural surroundings, and everyday convenience. With a population of just over 20,000, the community delivers the charm and ease of small-town living alongside the services, amenities, and cultural offerings typically found in larger urban centres, all set against a backdrop of ocean, forest, and mountain landscapes, making it an exceptional place to call home.

Powell River has long been recognized for its rich cultural identity, even earning designation as a Cultural Capital of Canada. The community is home to a dynamic mix of artists, musicians, and performers, with festivals, galleries, and live events held throughout the year.



Historic venues, local theatres, and community spaces contribute to a creative energy that is both authentic and deeply rooted, making arts and culture an integral part of everyday life.

The culinary scene in Powell River is both diverse and surprisingly refined. From waterfront dining to casual cafes and globally inspired cuisine, the town offers a wide range of options that reflect its coastal character and creative community.

Outdoor living is a defining part of life in Powell River. The community offers extensive parks, beaches, and recreation facilities, along with access to hiking, boating, and year-round outdoor activities. Organized sports and local programs are well supported, while nearby golf courses provide another layer of recreational opportunity for residents and visitors alike.

Surrounded by an abundance of freshwater lakes, forested trails, and coastal terrain, the area is a true natural playground. Mountain biking has become a standout draw, with an expanding network of trails attracting riders from across the region. This

unique combination of land and sea creates an active, outdoor-focused lifestyle that continues to gain recognition, as more people discover what makes this community so special.

Whether it's a morning on the trails, an afternoon on the water, or an evening in town, the lifestyle here is both relaxed and engaging.

The Upper Sunshine Coast, from Saltery Bay to Desolation Sound, boasts approximately 1,900 hours of sunshine annually. Summer temperatures vary from 20 to 30 degrees Celsius (70 to 90 degrees Fahrenheit) while winter temperatures are mild.

RECREATION

Recreation in Powell River is both diverse and exceptional, offering a seamless blend of ocean and land-based experiences. From boating, kayaking, and fishing along the coastline to championship golf, organized sports, and an extensive network of mountain biking and hiking trails, the opportunities are endless. Surrounded by countless pristine lakes and forested landscapes, the region is widely

regarded as a natural playground, attracting those who value an active, outdoor lifestyle in a truly spectacular coastal setting.

HISTORY

The area now known as Powell River has long been home to the Tla'amin First Nation, whose connection to these lands and waters spans thousands of years. The community's modern history began in the early 1900s with the establishment of a large pulp and paper mill, which quickly transformed the area into one of British Columbia's earliest planned industrial towns.

Developed as a self-sufficient mill community, Powell River grew with a strong sense of structure, character, and purpose, elements that are still reflected today, particularly in the historic Townsite district. Over time, the city evolved beyond its industrial roots into a vibrant coastal community, now known for its natural beauty, cultural richness, and exceptional quality of life along the Sunshine Coast.

MAP REFERENCE

49°50'16.19"N and 124°30'35.65"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

INVESTMENT FEATURES

Industrial zoned. Work/Live opportunity.

SERVICES

Full access to services.

IMPROVEMENTS

1,438 sq. ft. office/living space.



ZONING

M1 General Industrial
City of Powell River Zoning Bylaw 2100, 2006

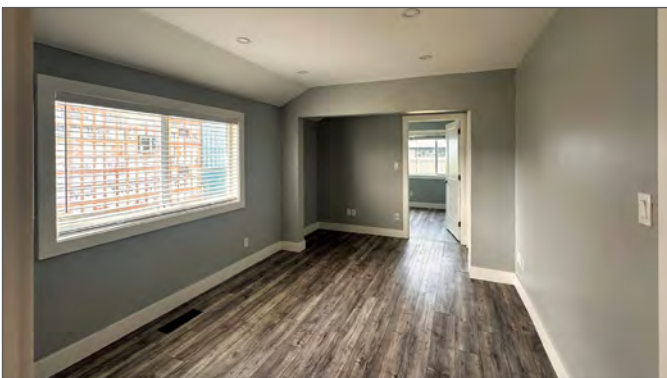
Additional zoning information can be found on the City of Powell River website.

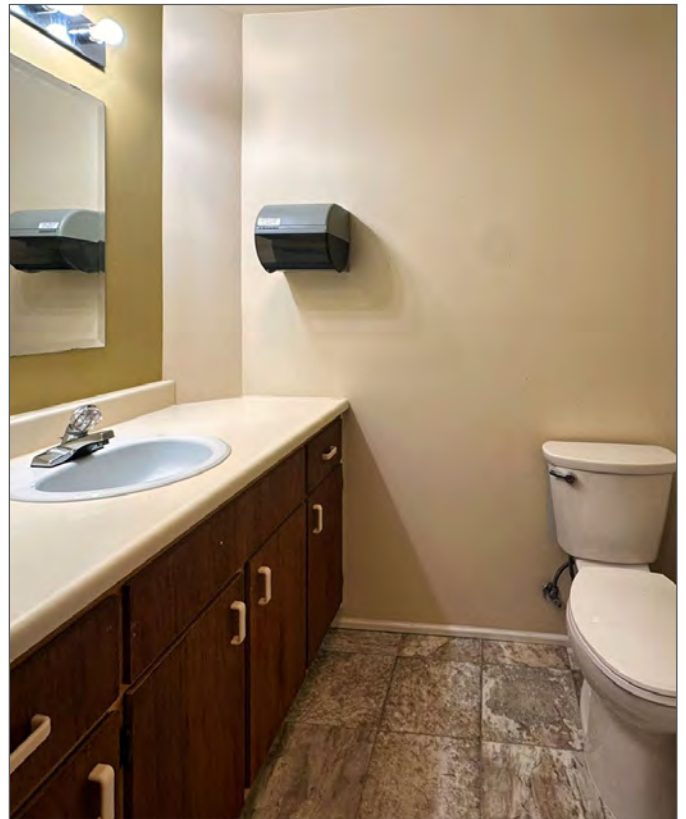
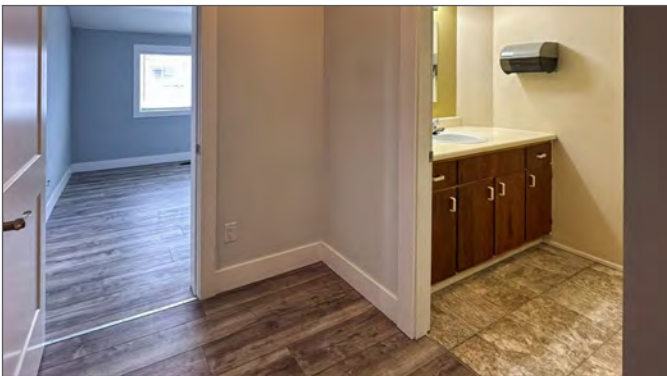
LEGAL

Lot B Block 4 District Lot 5731 Group 1 New Westminster District Plan EPP71837

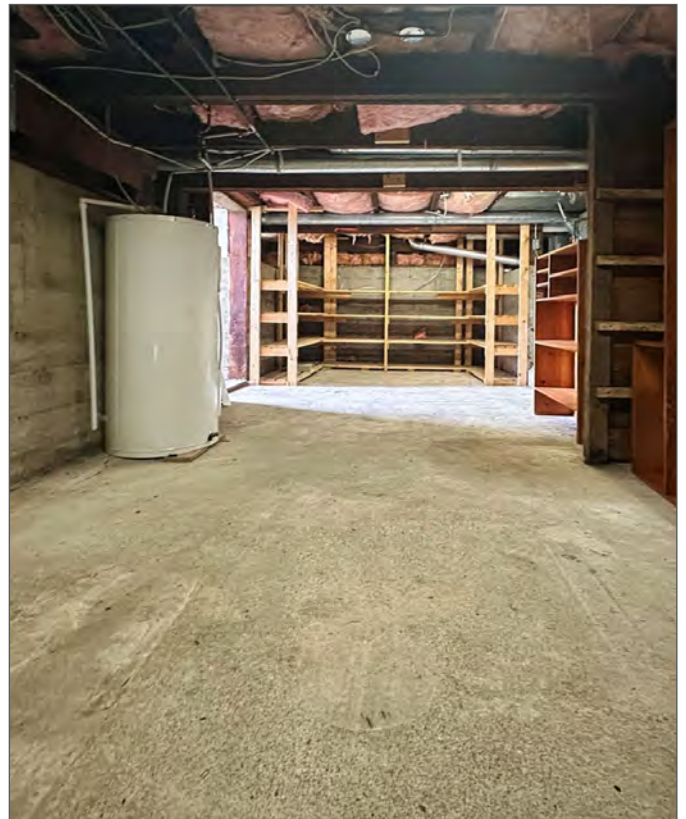
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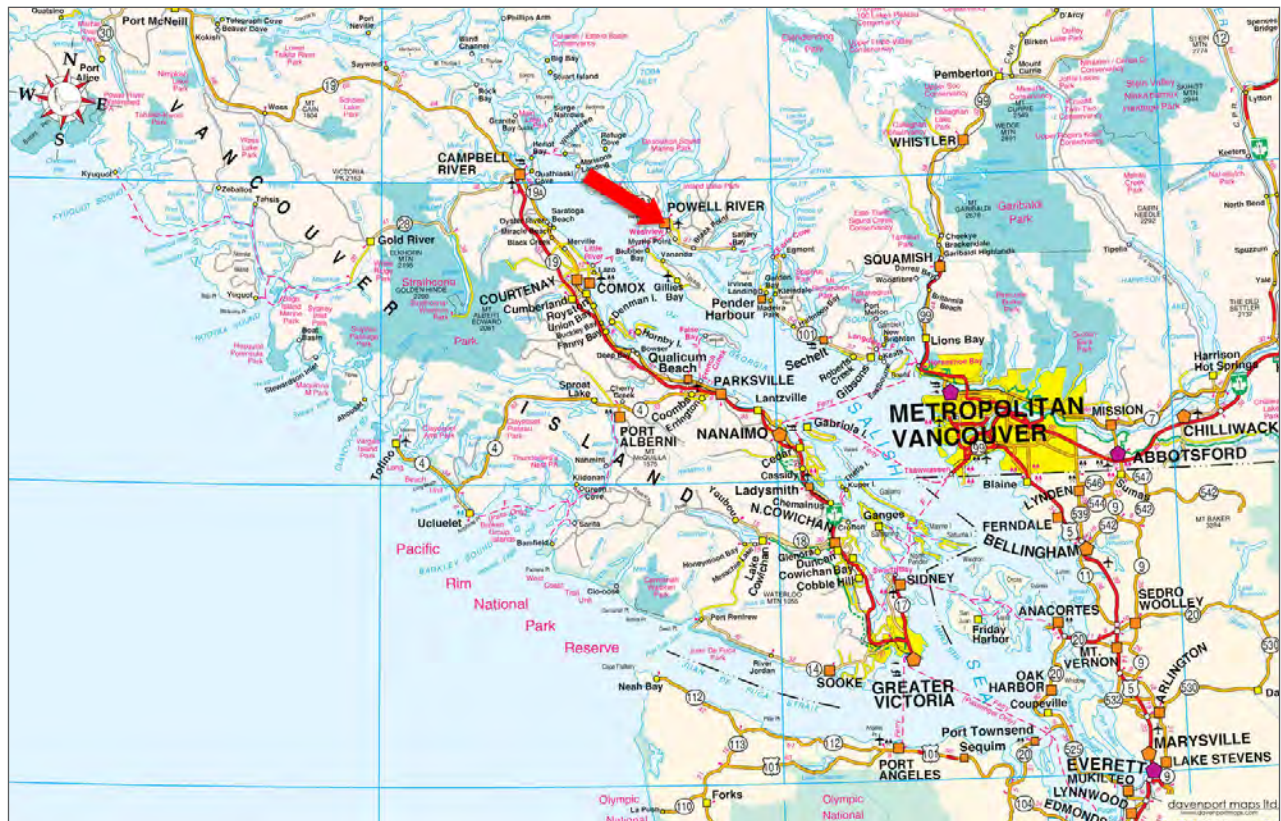
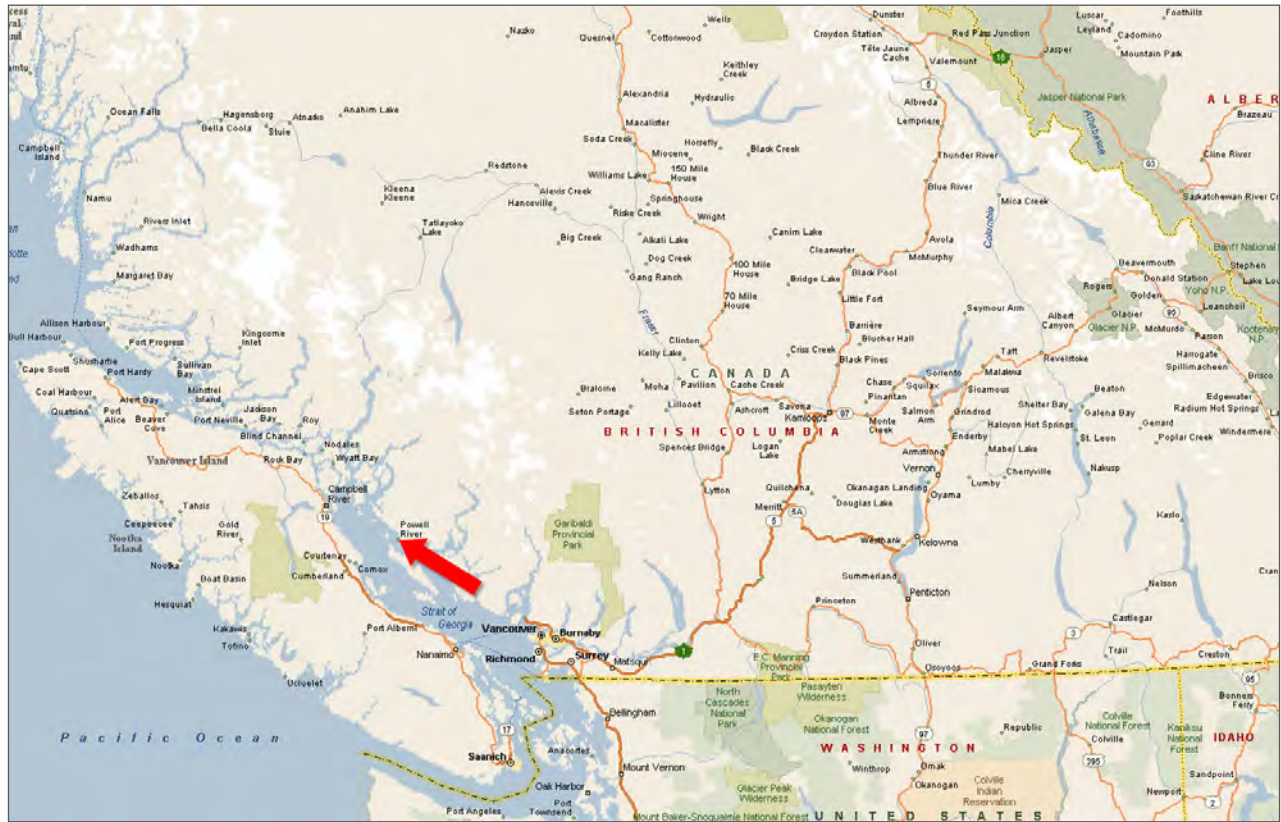


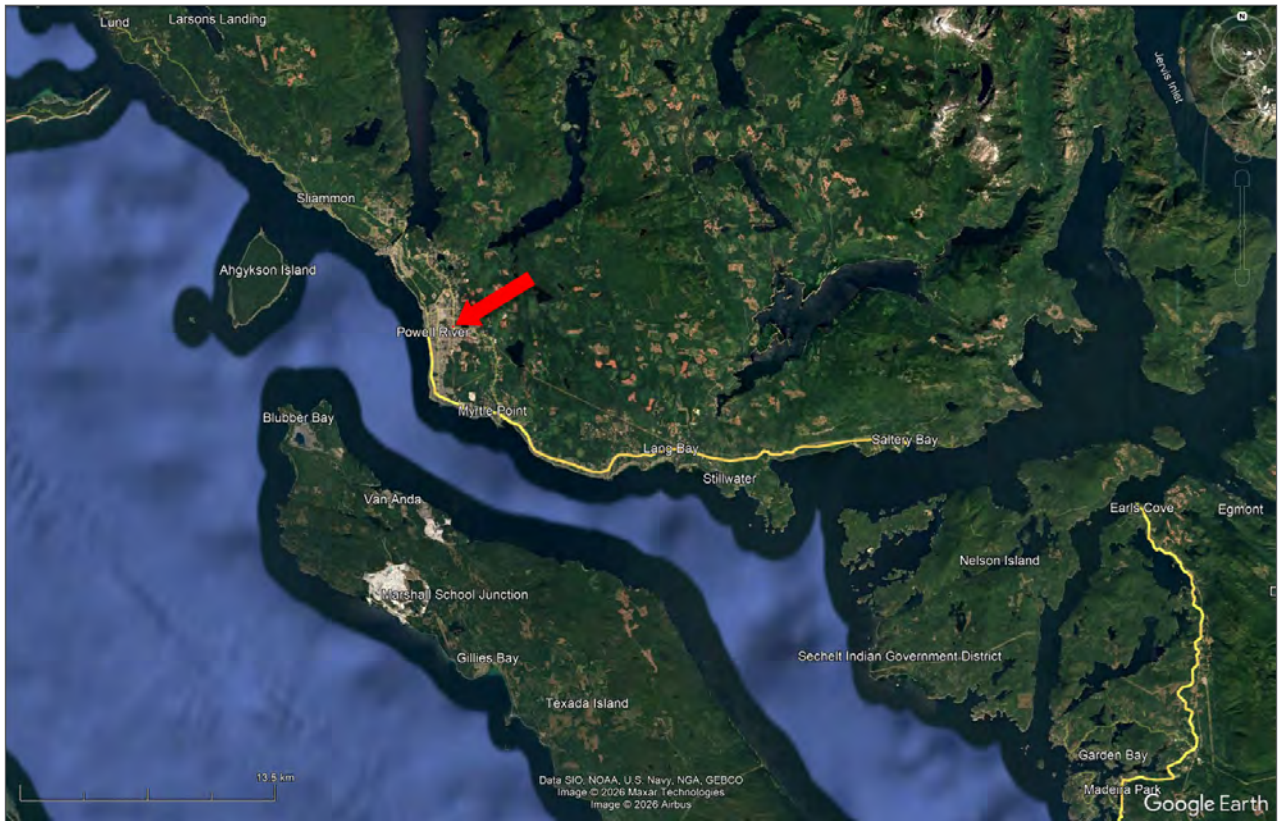
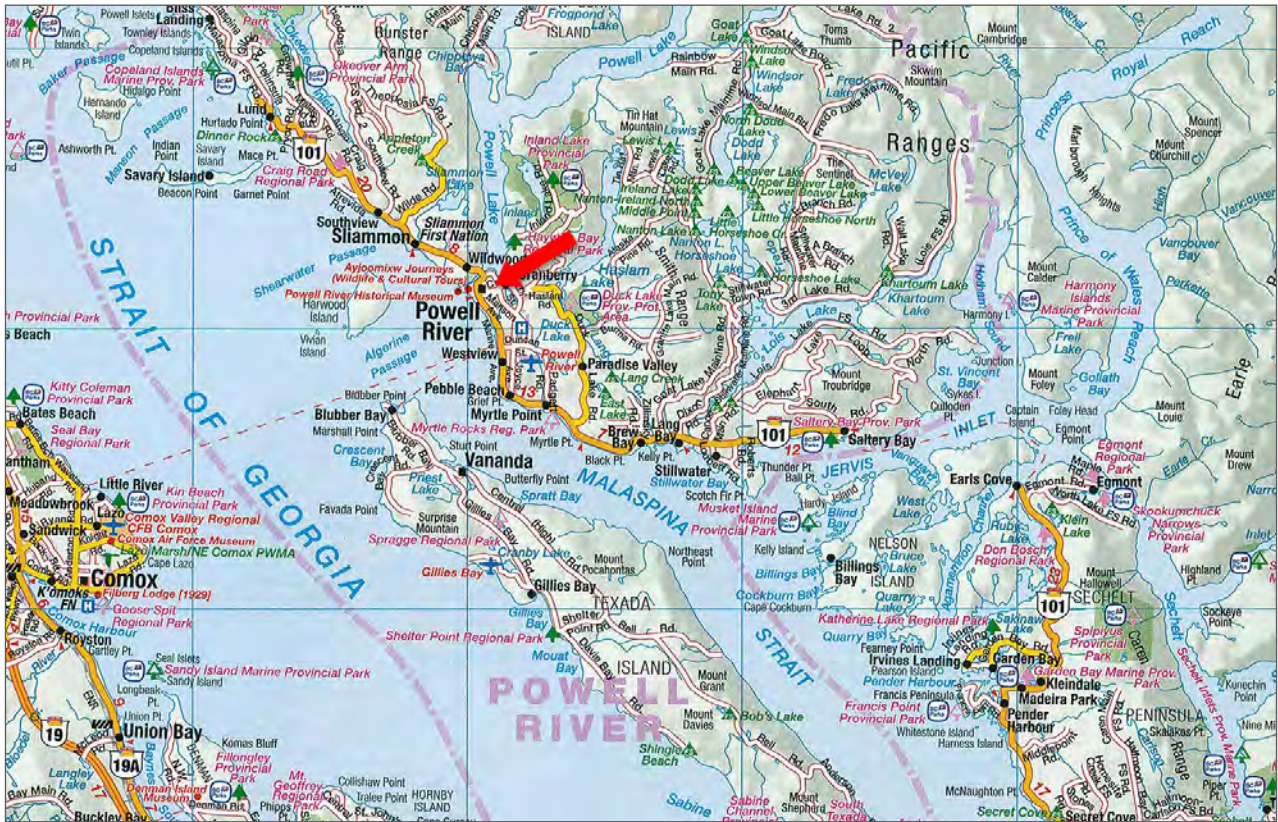


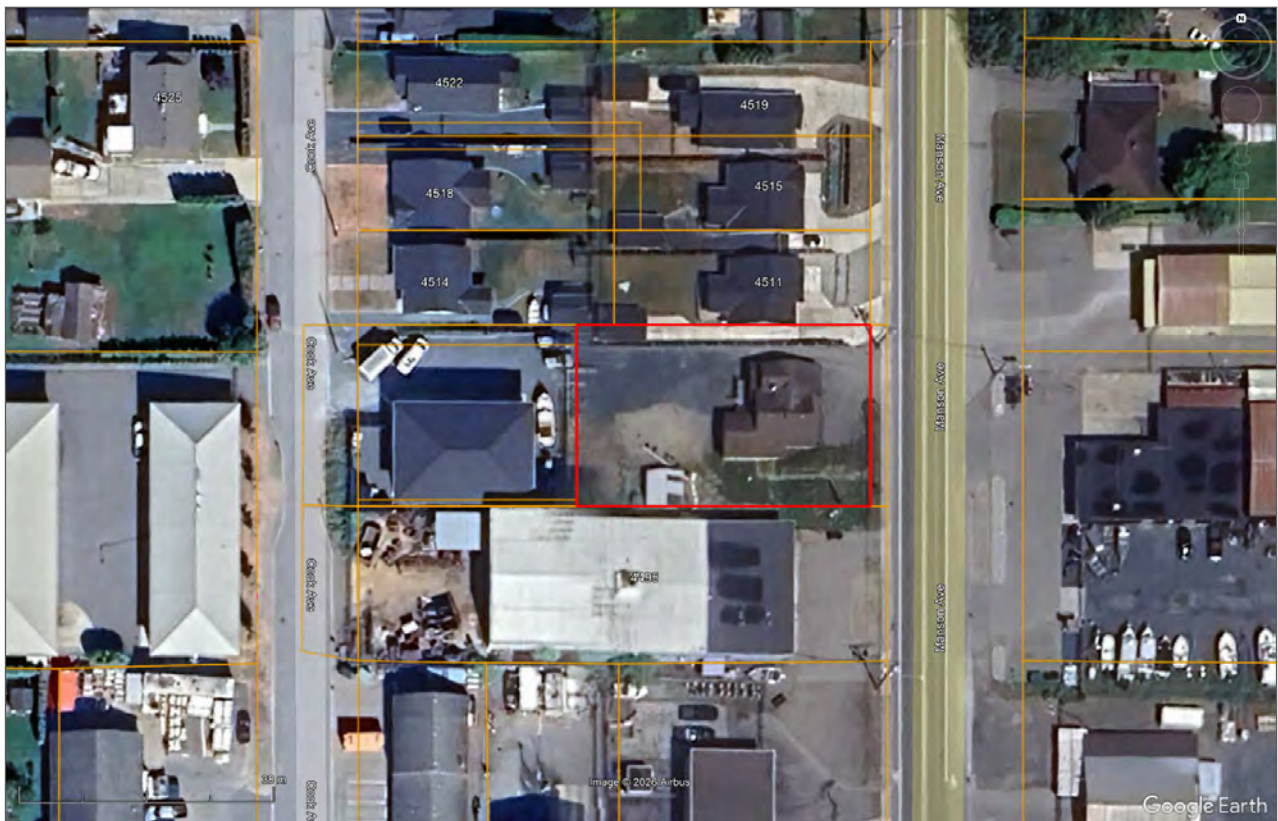
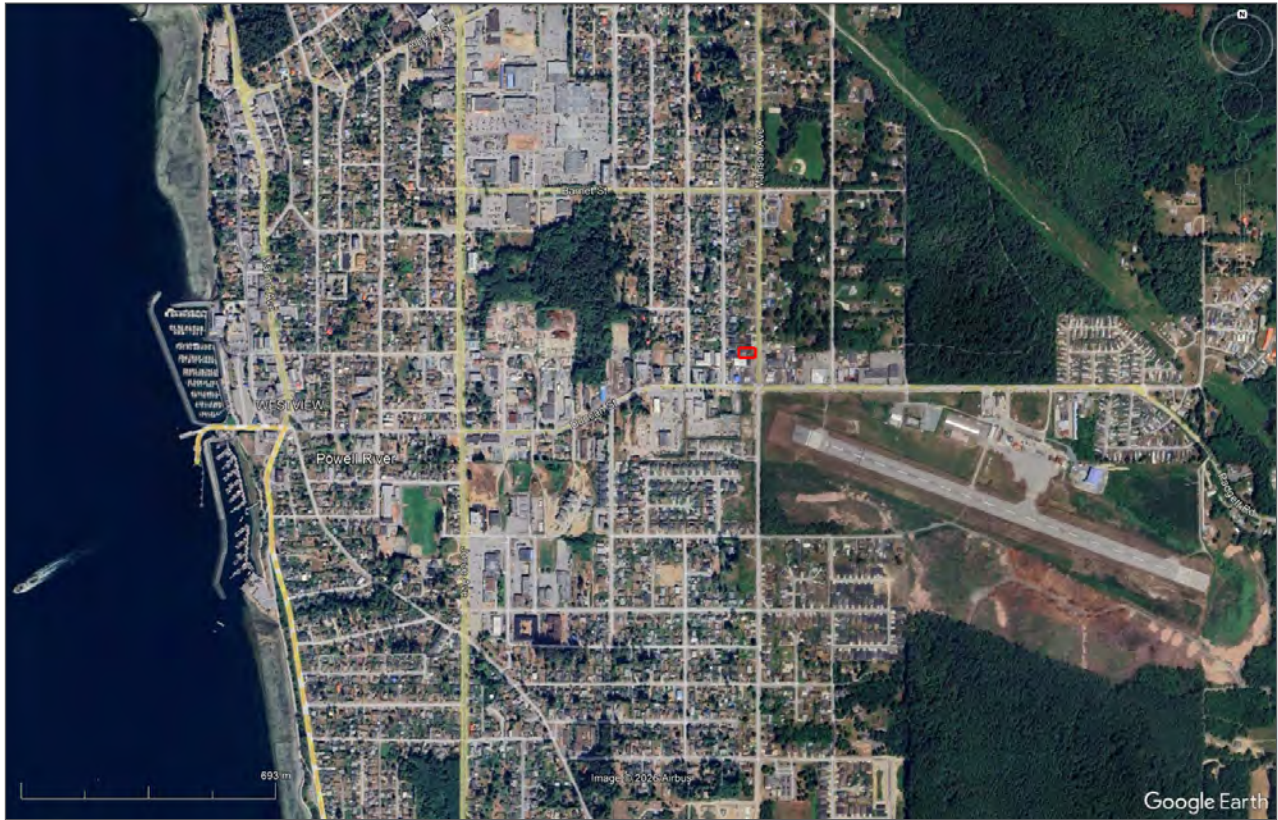


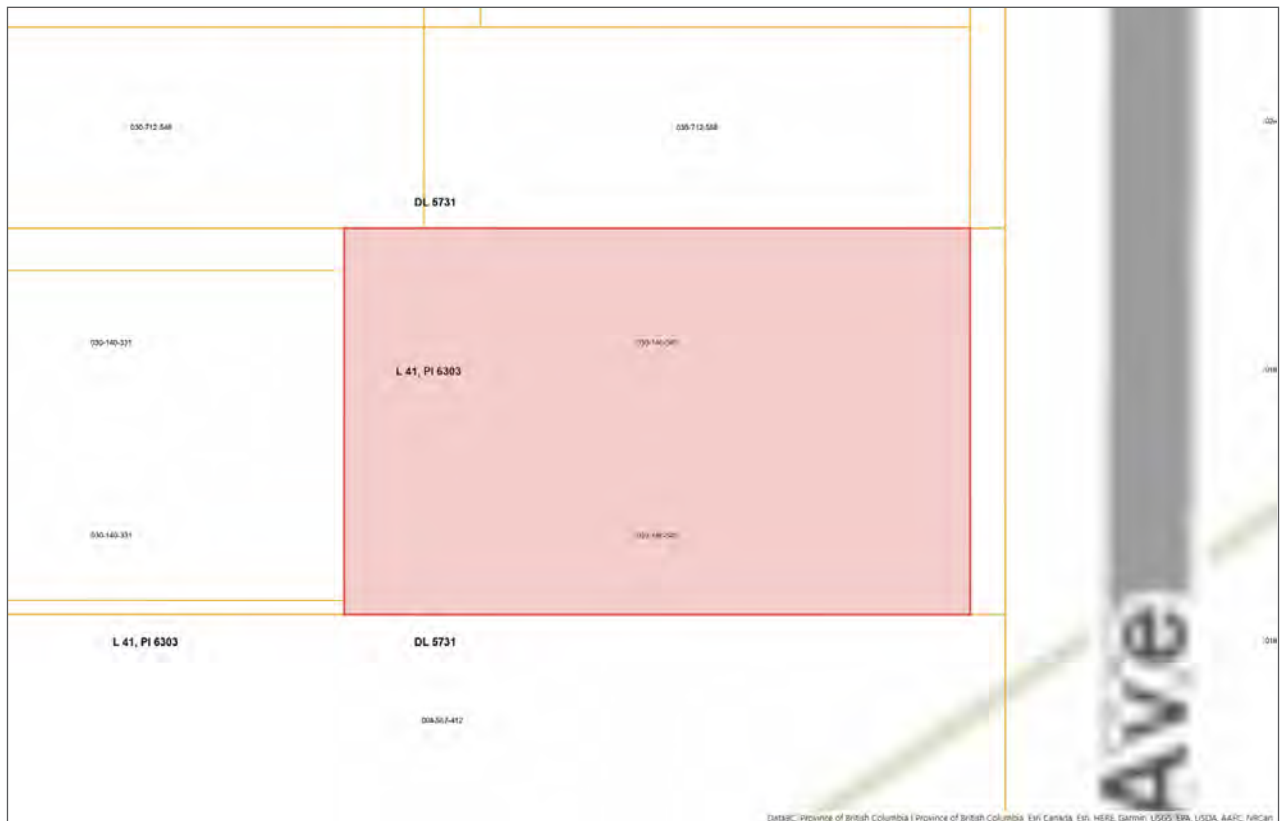
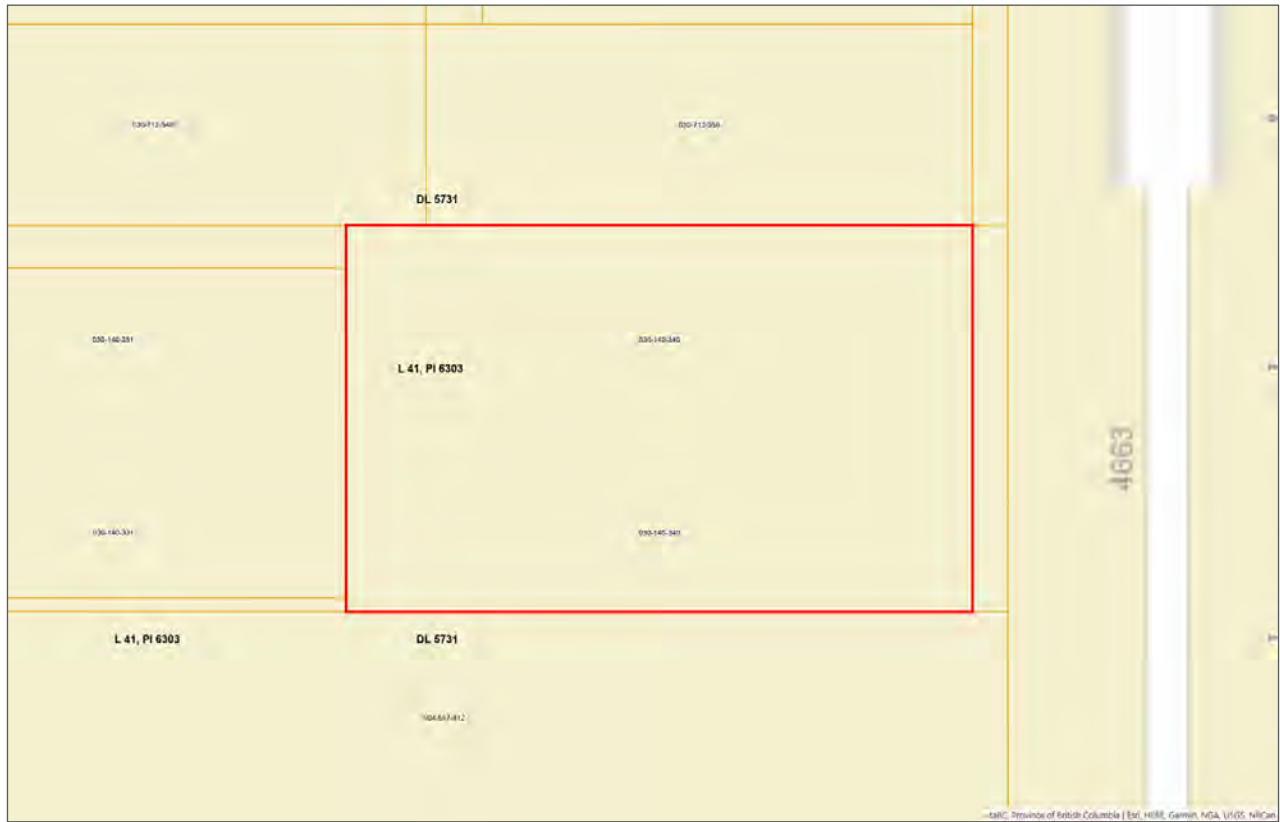












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