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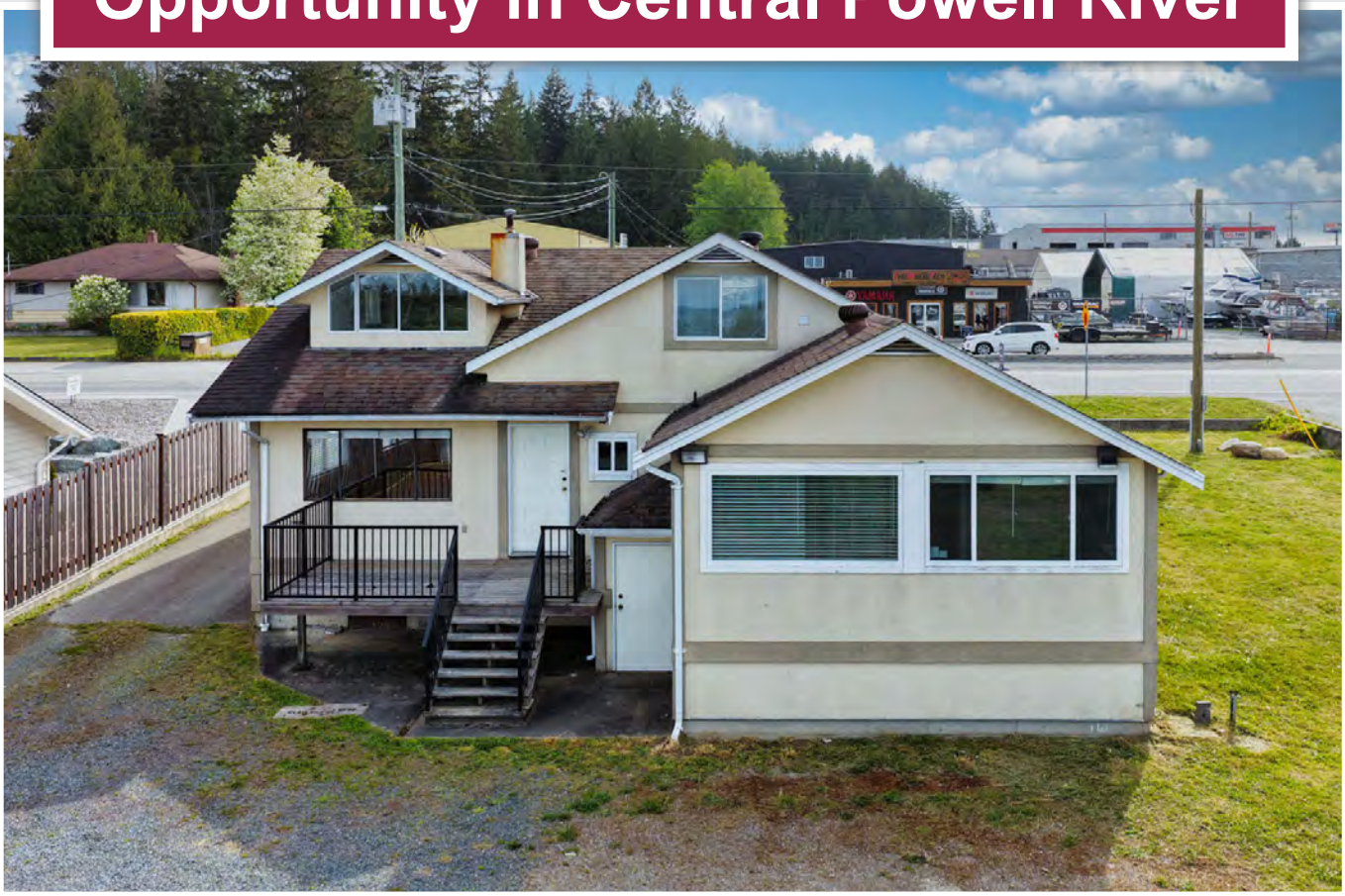
Industrial Zoned Live/Work Opportunity in Central Powell River



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Industrial Zoned Live/Work Opportunity

Powell River, BC

PROPERTY DETAILS

Listing Number:	26112
Price:	$599,900
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 $599,900, 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

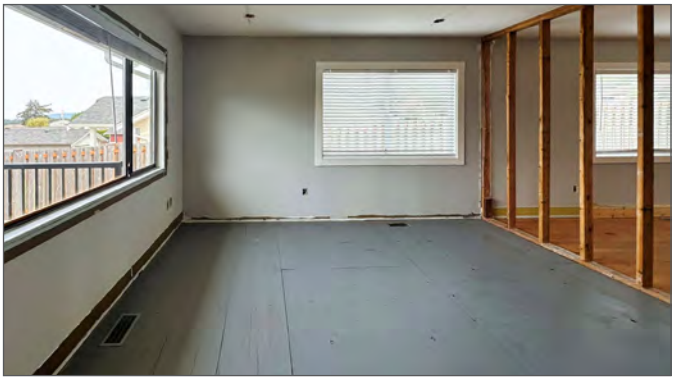
Lot B Block 4 District Lot 5731 Group 1 New Westminster District Plan EPP71837

PID 030-140-340















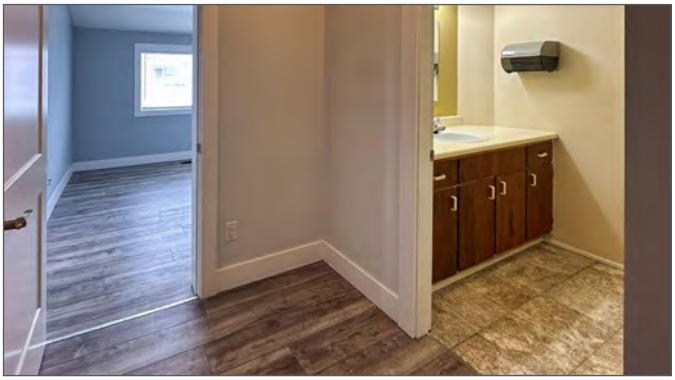


















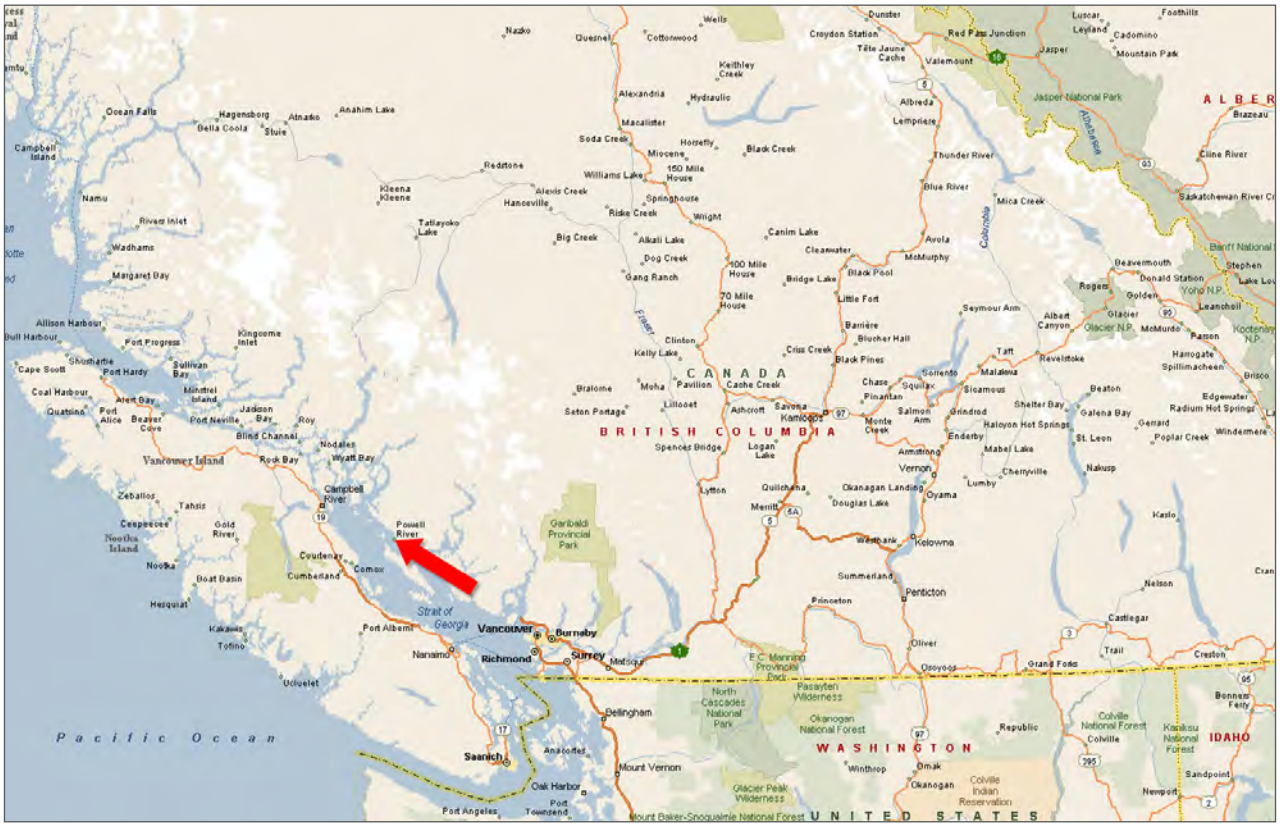











Vancouver Island
Strait of Georgia
Pacific Ocean
Vancouver
Burnaby
Surrey
Richmond
Nanaimo
Powell River
Campbell River
Courtenay
Comox
Port Alberni
Ucluelet
Tofino
Bellingham
Mount Vernon
Saanich
Port Angeles
Oak Harbor
Victoria
Whistler
Pemberton
Squamish
Lillooet
Kamloops
Kelowna
Penticton
Princeton
Merritt
Lytton
Spences Bridge
Clinton
Williams Lake
Quesnel
Prince George
Dawson Creek
Fort St. John
Valemount
Jasper
Mount Robson
Revelstoke
Golden
Cranbrook
Kimberley
Fernie
Creston
Nelson
Castlegar
Grand Forks
Trail
Osoyoos
Oliver
Vernon
Salmon Arm
Sicamous
Enderby
Armstrong
Chase
Barriere
100 Mile House
150 Mile House
70 Mile House
Quesnel
Wells
Barkerville
Cottonwood
Keithley Creek
Alexandria
Hydraulic
Macalister
Soda Creek
Horsefly
Black Creek
Miocene
Redstone
Alexis Creek
Hanceville
Riske Creek
Springhouse
Wright
Big Creek
Alkali Lake
Dog Creek
Gang Ranch
Bridge Lake
Canim Lake
Cleanwater
McMurphy
Avola
Albreda
Lempriere
Thunder River
Blue River
Mica Creek
Clearwater
Black Pool
Little Fort
Clearwater
Barriere
Blucher Hall
Criss Creek
Black Pines
Kelly Lake
Moha
Pavilion
Cache Creek
Ashcroft
Savona
Monte Creek
Squilax
Sorrento
Malakwa
Sicamous
Shelter Bay
Grindrod
Salmon Arm
Chase
Pinantan
Seton Portage
Bralorne
Lillooet
Spences Bridge
Logan Lake
Merritt
Quilchena
Okanagan Landing
Douglas Lake
Oyama
Lumby
Vernon
Armstrong
Enderby
Mabel Lake
Chemainus
Nakusp
Kaslo
Slocan
Castlegar
Nelson
Trail
Creston
Grand Forks
Osoyoos
Oliver
Penticton
Summerland
Kelowna
Westbank
Peachland
Princeton
Hope
Yale
Boston Bar
Lytton
Spuzzum
Agassiz
Harrison Hot Springs
Chilliwack
Abbotsford
Mission
Langley
Surrey
Burnaby
Vancouver
Richmond
Delta
White Rock
Blaine
Lynden
Ferndale
Bellingham
Sumas
Sedro Woolley
Anacortes
Mount Vernon
Arlington
Oak Harbor
Coupeville
Friday Harbor
Sidney
Saanichton
Victoria
Sooke
Metchosin
Colwood
Langford
Duncan
Cowichan Bay
Cobble Hill
Mill Bay
Shawnigan Lake
Lake Cowichan
Youbou
Honeymoon Bay
Chemainus
Ladysmith
Yellow Point
Cassidy
Nanaimo
Lantzville
Gabriola I.
Parksville
Qualicum Beach
Qualicum Bay
Horby I.
Denman I.
Cumberland
Royston
Union Bay
Courtenay
Comox
Gillies Bay
Pender Harbour
Sechelt
Roberts Creek
Gibsons
Lions Bay
Port Mellon
Port Moody
Coquitlam
Port Coquitlam
Pitt Meadows
Maple Ridge
Mission
Harrison Hot Springs
Agassiz
Chilliwack
Abbotsford
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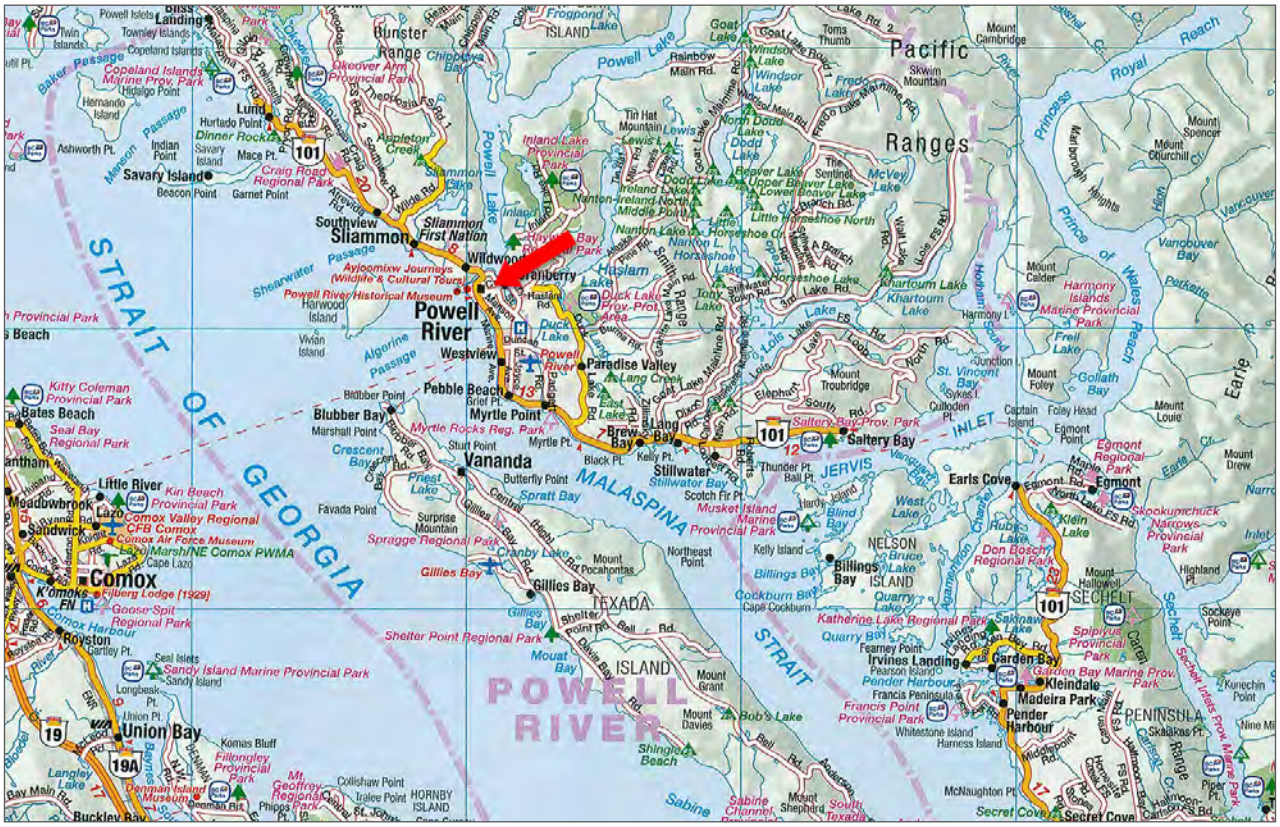
Coupeville
Port Townsend
Sequim
Port Angeles
Forks
Neah Bay


STRAIT OF GEORGIA
POWELL RIVER
Powell River
Westview
Wildwood
Myrtle Point
Paradise Valley
Pebble Beach
Blubber Bay
Vananda
Lang Bay
Brew Bay
Saltery Bay
Stillwater
Earls Cove
Egmont
Gillies Bay
TEXADA ISLAND
Sliammon
Southview
Lund
Okeover Arm Provincial Park
Copeland Islands Marine Prov. Park
Desolation Sound Marine Park
Malaspina Provincial Park
Inland Lake Provincial Park
Duck Lake Prov. Prot. Area
Myrtle Rocks Reg. Park
Spratt Bay
Shelter Point Regional Park
Sandy Island Marine Provincial Park
Comox
Courtenay
Little River
Union Bay
Royston
Bates Beach
Kitty Coleman Provincial Park
Seal Bay Regional Park
Kin Beach Provincial Park
Comox Valley Regional
CFB Comox
Comox Air Force Museum
Marsh/NE Comox PWMA
Filberg Lodge (1929)
Goose Spit Regional Park
Comox Harbour
Sandy Island Marine Provincial Park
Fillongley Provincial Park
Mt. Geoffrey Regional Park
Denman Island Museum
Hornby Island
Buckley Bay
Langley Lake
Bay Main Rd.
Powell Lake
Lois Lake
Haslam Lake
Horseshoe Lake
Khartoum Lake
Harmony Islands Marine Provincial Park
Jervis Inlet
Nelson Island
Billings Bay
Irvines Landing
Garden Bay
Kleindale
Madeira Park
Pender Harbour
Francis Peninsula
Francis Point Provincial Park
Secret Cove
Egmont Regional Park
Skookumchuck Narrows Provincial Park
Saltery Bay Prov. Park
Katherine Lake Regional Park
Spipiyus Provincial Park
Don Bosch Regional Park
Sechelt
Sechelt Indian Government District
Mount Cambridge
Mount Spencer
Mount Churchill
Mount Calder
Mount Foley
Mount Troubridge
Mount Drew
Mount Louie
Mount Hallowell
Mount Davies
Mount Grant
Mount Pocahontas
Mount Shepherd
Pacific Ranges
Coast Mountains
Vancouver Island
Hornby Island
Denman Island
Lasqueti Island
Savary Island
Cortes Island
Quadra Island
Texada Island
Gambier Island
Bowen Island
Howe Sound
Jervis Inlet
Sechelt Inlet
Desolation Sound
Strait of Georgia
Powell River Historical Museum
Ayloomixw Journeys (Wildlife & Cultural Tours)
Sliammon First Nation
Tla'amin Beach Provincial Park
Inland Lake Provincial Park
Duck Lake Prov. Prot. Area
Myrtle Rocks Reg. Park
Spratt Bay
Shelter Point Regional Park
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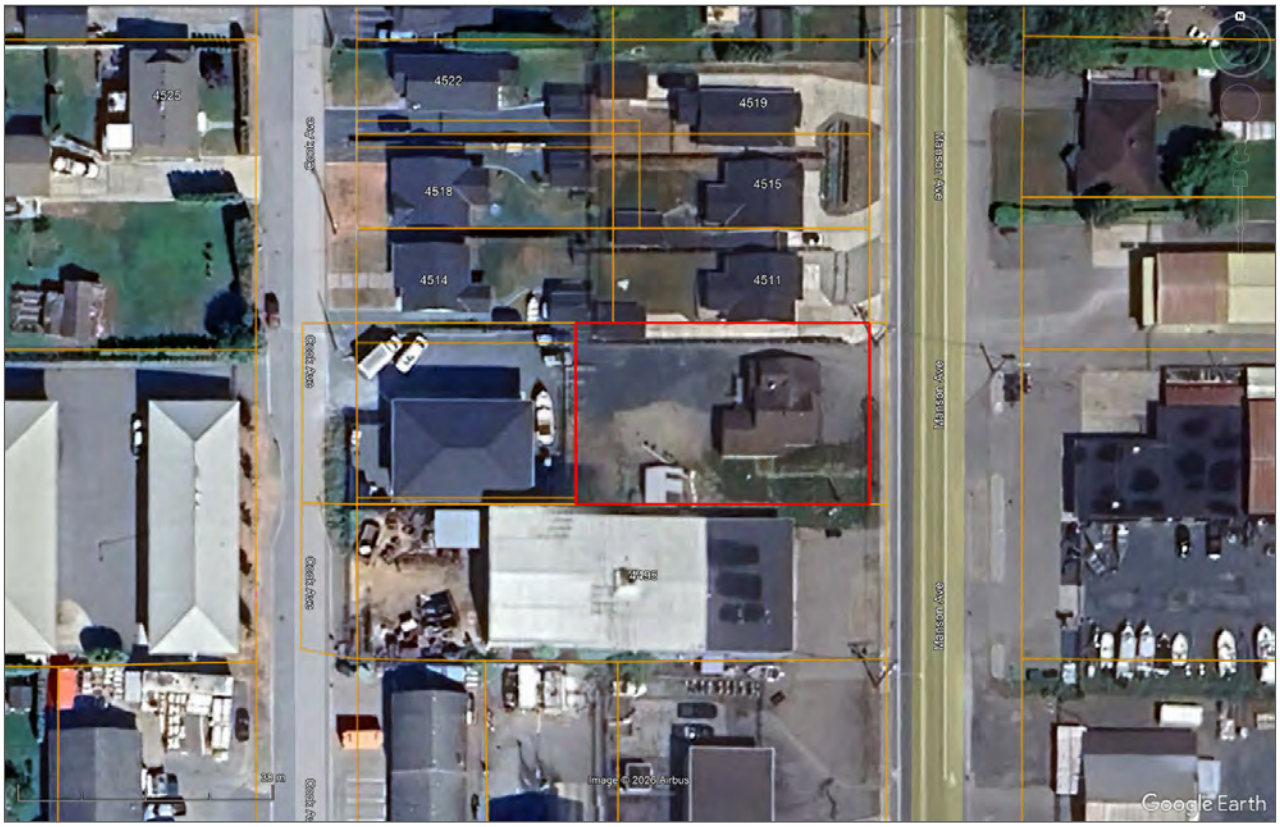
Sandy Island Marine Provincial Park
Tla'amin Beach Provincial Park
Kitty Coleman Provincial Park
Seal Bay Regional Park
Kin Beach


WESTVIEW
Powell River
693 m
Image © 2026 Airbus
Google Earth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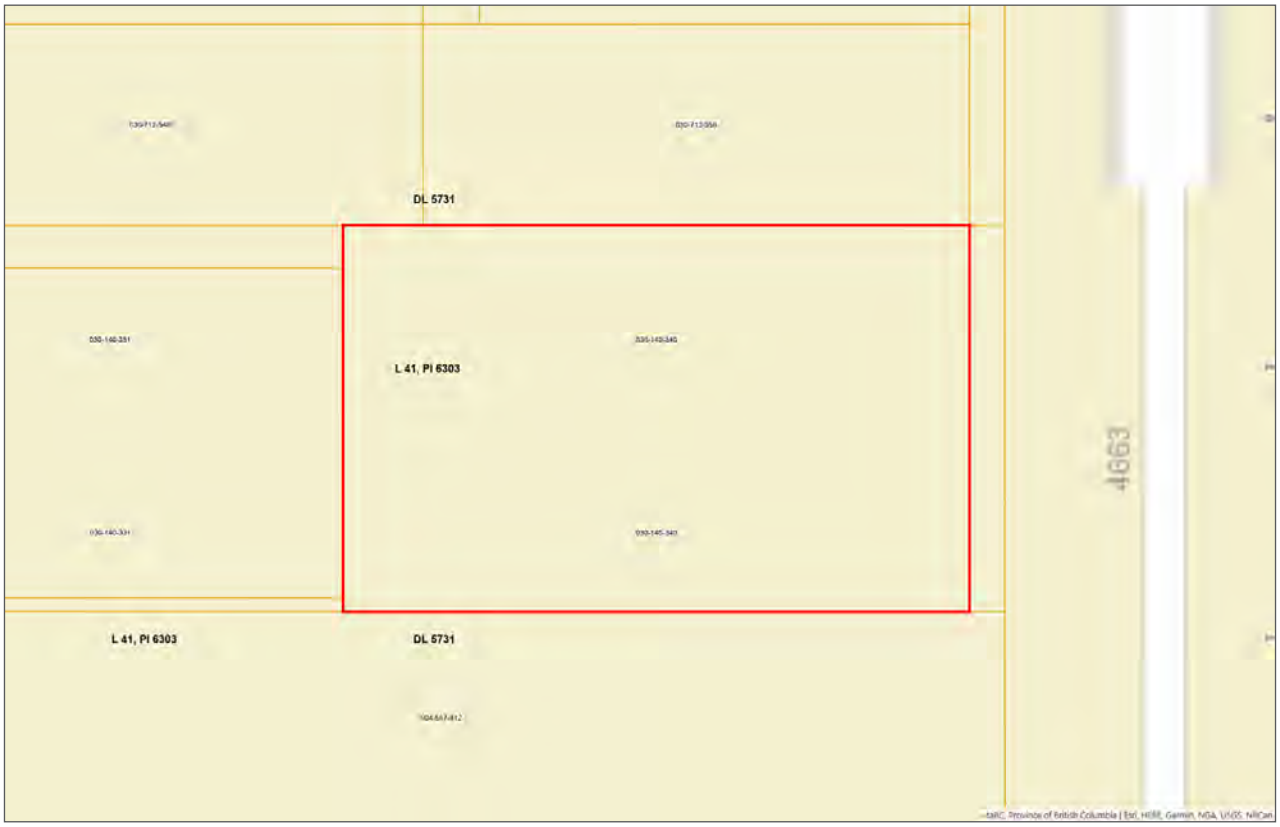
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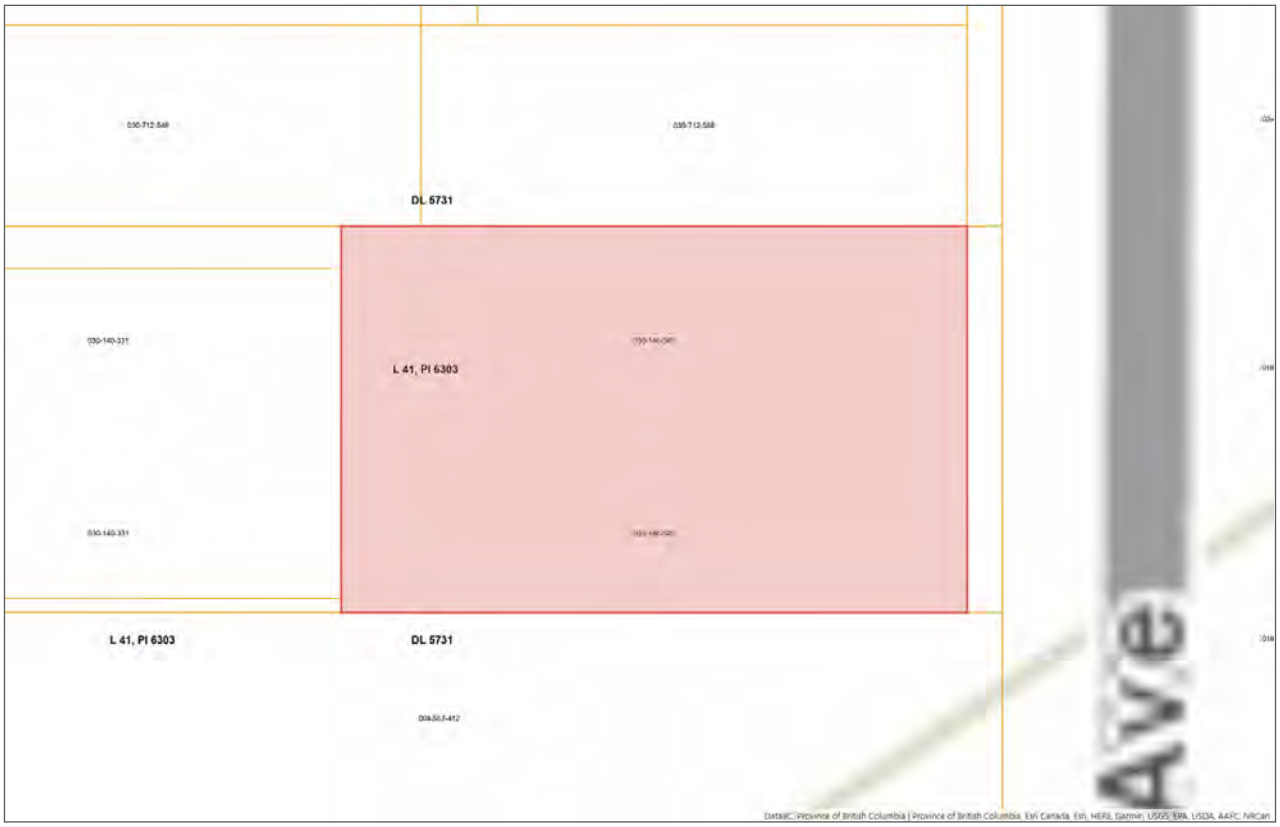
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