LANDQUEST
REALTY CORP.

Marine Recycling and Used Boat Parts Business - North Saanich, BC



www.landquest.com

Robert Armstrong
BC Land Team
bcland@landquest.com
(250) 307-6457

LANDQUEST®
REALTY CORP.

Your Land. Your Legacy. Our Expertise.



"The Source" for Oceanfront, Lakefront,
Islands, Ranches, Resorts & Land
in British Columbia

www.landquest.com

Marine Recycling and Used Boat Parts Business - Nestled in North Saanich, BC

PROPERTY DETAILS

Listing Number:	26132
Price:	$500,000
Taxes:	Not applicable

SIZE

Business Asset Sale only, leased premises.

Combination of outdoor yard space suitable for vessel intake, storage, dismantling, and processing, along with indoor storage areas and a dedicated storefront for in-person parts sales.

DESCRIPTION

COMBINED BUSINESS PACKAGE

Tradewinds presents a rare opportunity to acquire two complementary marine businesses sold together as a single, integrated operation: Tradewinds Boaters Exchange Ltd. and Tradewinds Boat Recycling & Disposal Ltd. Together, these businesses form a vertically integrated marine enterprise focused on vessel intake, dismantling, recycling, used parts resale, and selective refurbishment of boats with resale potential.

Operating from a leased marine-industrial facility at 2300 Canoe Cove Road in North Saanich, the business services Vancouver Island and coastal British Columbia. The physical setup includes a combination of outdoor yard space and indoor operational areas, allowing the business to efficiently manage vessel processing, inventory storage, and retail parts sales from a single location.

The operation is supported by a consistent and reliable supply of vessels, enabling ongoing parts recovery, recycling activity, and resale opportunities. This steady intake allows the business to maintain a diverse and in-demand inventory of used marine components, serving marine mechanics, repair facilities, restorers, and private boat owners.

Tradewinds generates revenue through multiple complementary channels, including the sale of used and salvaged marine parts, the resale of complete boats where appropriate, and income derived from recycled materials recovered through the dismantling and disposal process. This diversified revenue model provides resilience and flexibility while maximizing value extracted from each vessel.

In addition to its commercial strengths, the business provides an essential service within the marine industry by addressing the growing need for responsible end-of-life vessel processing. By diverting materials from improper disposal and facilitating recycling and reuse, Tradewinds plays a meaningful role in supporting sustainability and environmental stewardship within the coastal boating community.

While the business has been operated with a practical, hands-on approach, there are clear opportunities for future growth and scale. Potential expansion avenues include the development of online and internet-based parts sales, broader digital marketing initiatives, improved inventory cataloguing, and the optimization of recycled



material revenue streams. The existing operational framework, physical infrastructure, and market demand are already in place, providing a strong foundation for a new owner to expand without assuming undue operational risk.

*** This is a business asset sale only, there is no land associated with this listing. GST is applicable on the price. ***

LOCATION

2300 Canoe Cove Road - North Saanich, BC (Leased premises)

DIRECTIONS

From the Swartz Bay Ferry Terminal, take BC-17 south toward Victoria. Continue briefly and take the Canoe Cove Road exit. Follow Canoe Cove Road to 2300 Canoe Cove Road, North Saanich. The location is also within walking distance of the Swartz Bay Ferry Terminal, offering convenient access for ferry passengers and foot traffic.

AREA DATA

Southern Vancouver Island and The Saanich Peninsula

Southern Vancouver Island encompasses the region from the provincial capital of Victoria north through the Saanich Peninsula, an area recognized for its mild coastal climate, deep-water access, and robust marine and transportation infrastructure. This portion of the Island supports a diverse economy anchored by marine services, aviation, tourism, and high-value agriculture.

The District of North Saanich

North Saanich occupies the northern tip of the Saanich Peninsula, surrounded on three sides by the Salish Sea. It is a unique rural-residential community of approximately 12,200 residents that balances heritage farmlands with high-tech industrial hubs. As the gateway to the South Island, it houses major infrastructure including the Victoria International Airport (YYJ) and the Swartz Bay Ferry Terminal, making it one of the most accessible and logistically significant regions on Vancouver Island.

Canoe Cove Marina and Community

Located at the edge of the Swartz Bay transportation hub, Canoe Cove is a premier marine-focused enclave within North Saanich. It serves as a vital destination for the Pacific Northwest boating community, featuring a full-service marina, boatyards, and a cluster of marine-specialized businesses. The area is characterized by a "working waterfront" atmosphere, where residents and visitors enjoy a blend of industrial utility and coastal leisure, supported by local landmarks like the Fox & Monocle Cafe and specialized retailers like Tradewinds Boaters Exchange.

Climate and Environment

The region enjoys a Mediterranean-style coastal climate, among the mildest in Canada. Temperatures in winter typically reach highs of 6-9°C, with frost being infrequent. Summers are bright and comfortable, with average highs in the 21-24°C range. North Saanich benefits significantly from the rain shadow effect produced by the Olympic Mountains to the south and the Vancouver Island Ranges to the west. This results in substantially less annual rainfall than the West Coast or Vancouver, supporting year-round outdoor marine activity and a thriving local agricultural sector known for its vineyards and cideries.

RECREATION

At 2300 Canoe Cove, recreation is a primary driver of the local economy. For a purchaser of Tradewinds, the value of this location lies in its established position within a significant Pacific Northwest recreational boating community.

The Gateway to the Gulf Islands

The ultimate draw for any patron of a marine exchange is the Gulf Islands National Park Reserve. Canoe Cove sits at the threshold of this world-class cruising ground. Within a short sail, boaters reach the white sands of Sidney Spit, the



serene anchorages of Portland Island (Princess Margaret), and the marine trails of Russell Island. The constant flow of recreational vessels through these waters ensures a steady demand for the specialized gear, salvaged parts, and nautical treasures that Tradewinds provides.

Year-Round Fishing and Marine Exploration

The waters of the Salish Sea and Saanich Inlet are a year-round destination for salmon, lingcod, and halibut fishing. This active fishing culture creates a high-turnover market for marine hardware and engine components. For those exploring by paddle, the nearby Shoal Harbour Bird Sanctuary and Deep Cove offer sheltered waters for kayaking and shorebird viewing, where it is common to spot seals, otters, and bald eagles.

Land-Based Leisure and Adventure

Located just minutes from the cove, Horth Hill Regional Park features forested trails that lead to one of the peninsula's highest viewpoints, offering boaters a bird's-eye view of the very channels they navigate. The northern trailhead of the Lochside Regional Trail is nearby, providing a scenic 29 km multi-use pathway that connects the ferry terminal at Swartz Bay to downtown Victoria through picturesque pastoral lands.

For those seeking leisure on the greens, the Ardmore Golf Course offers a beautiful 9-hole experience in a relaxed, rural setting in the heart of North Saanich.
A cornerstone of the peninsula, the nearby Panorama Recreation Centre facility provides high-end fitness, swimming, and ice-sports, serving as a social and health hub for the local residential population.

HISTORY

The history of the Saanich Peninsula is deeply rooted in the heritage of the W̱SÁNEĆ (Saanich) people, who have lived in harmony with these coastal waters for millennia. The protected bay at Canoe Cove was historically a place of transit and resource gathering, serving as a vital link for Indigenous mariners navigating the intricate channels of the Southern Gulf Islands.

The modern name “Canoe Cove” is a nod to the area’s longstanding identity as a launching point. During the mid-20th century, the cove transformed from a quiet coastal inlet into a bustling center of marine industry. This shift was accelerated by the establishment of the Patrol Boat Station during World War II, when the Royal Canadian Air Force utilized the nearby waters and the “Patricia Bay” airport for coastal defense and training.

Following the war, the area transitioned into a civilian marine landmark. Canoe Cove Marina, established in the late 1940s, became the foundation of the local economy, eventually evolving into one of the most respected full-service boatyards in the Pacific Northwest. Over the decades, the cove has developed a “working waterfront” culture, where the craftsmanship of shipwrights and the commerce of marine exchanges like Tradewinds have become woven into the local identity. Today, the area stands as a testament to the North Saanich maritime legacy, blending its historical role as a sheltered waypoint with its modern status as a premier destination for the West Coast boating community.

MAP REFERENCE

48°41’06.7”N and 123°24’19.7”W

INVESTMENT FEATURES

- Combined sale of Tradewinds Boaters Exchange Ltd. and Tradewinds Boat Recycling & Disposal Ltd.
- Vertically integrated marine recycling, resale, and refurbishment operation
- Multiple revenue streams including parts sales, boat sales, and recycled materials
- Strong and consistent demand for used marine components
- Outdoor yard space supporting vessel intake, storage, and processing
- Indoor storage areas and storefront for direct retail sales
- Business provides an essential sustainability-focused marine service
- Clear opportunities for scale through online marketplace development and operational optimization

ZONING

Commercial Waterfront, R2- Single Family Residential 2 (2300 Canoe Cove - North Saanich Zoning.

LEGAL

Tradewinds Boaters Exchange Ltd. and Tradewinds Boat Recycling & Disposal Ltd.

This is a business asset sale only, there is no land associated with this listing. GST is applicable on the price.












PRINCE RUPERT




Sea Hymn




Sea Hymn














VANCOUVER BC


WELCOME
ON BOARD


WELCOME
ON BOARD





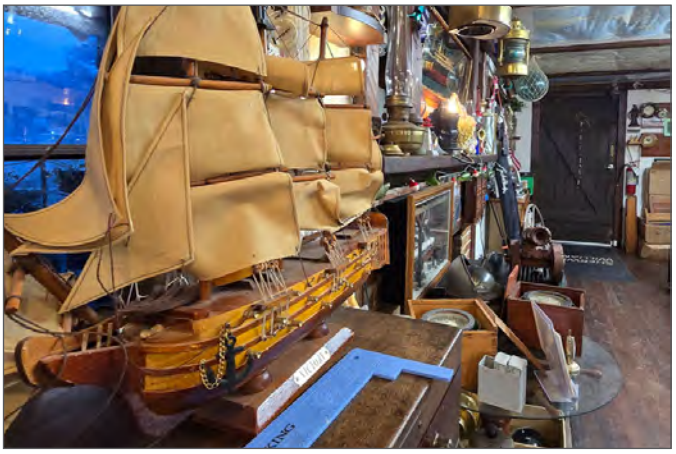

SCHOONER


Sea
PLEASE DO NOT TOUCH


Someday my ship





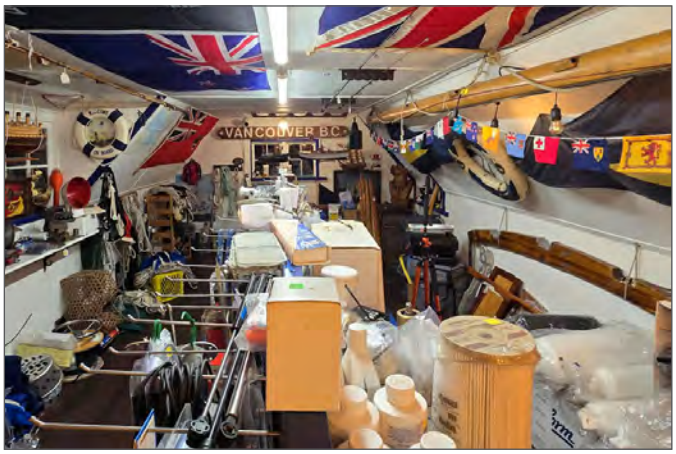



ALL HANDS


TITANIC





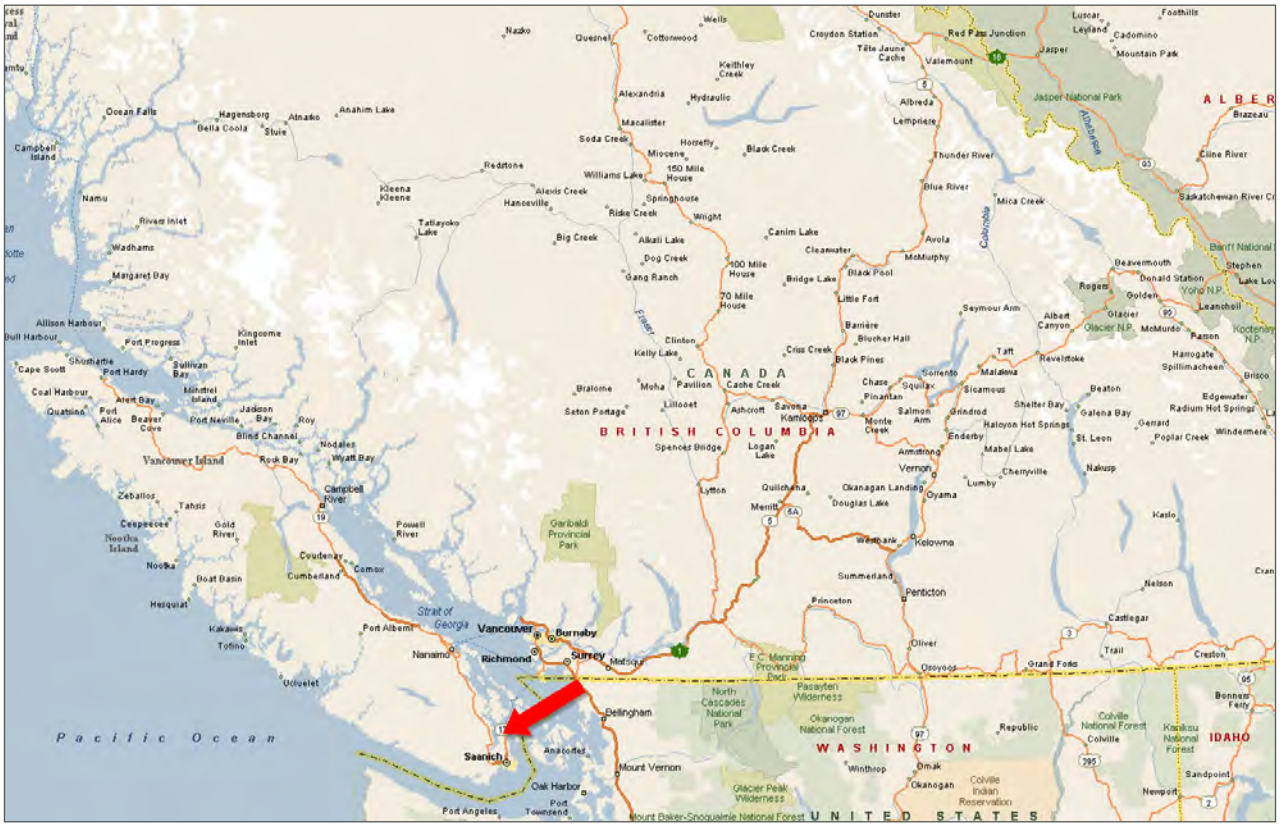

VANCOUVER B.C.

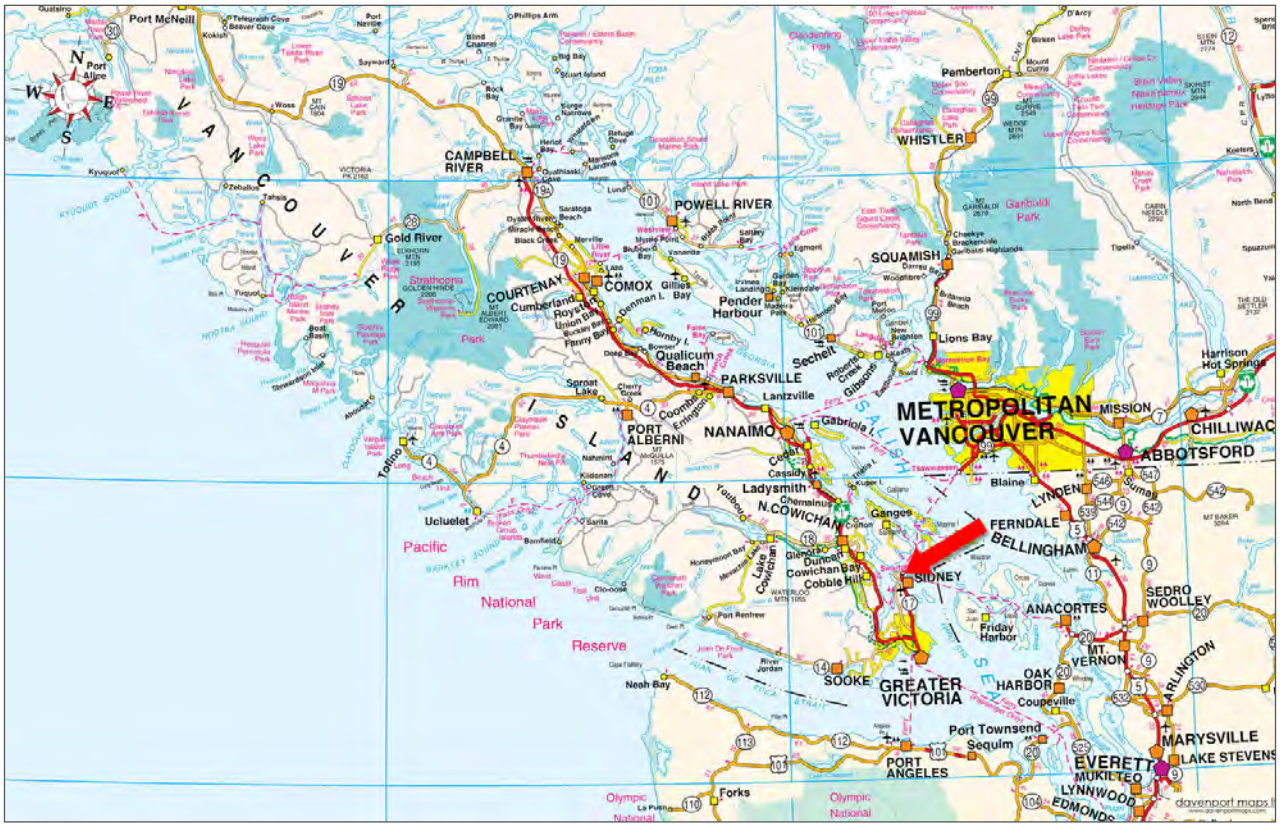


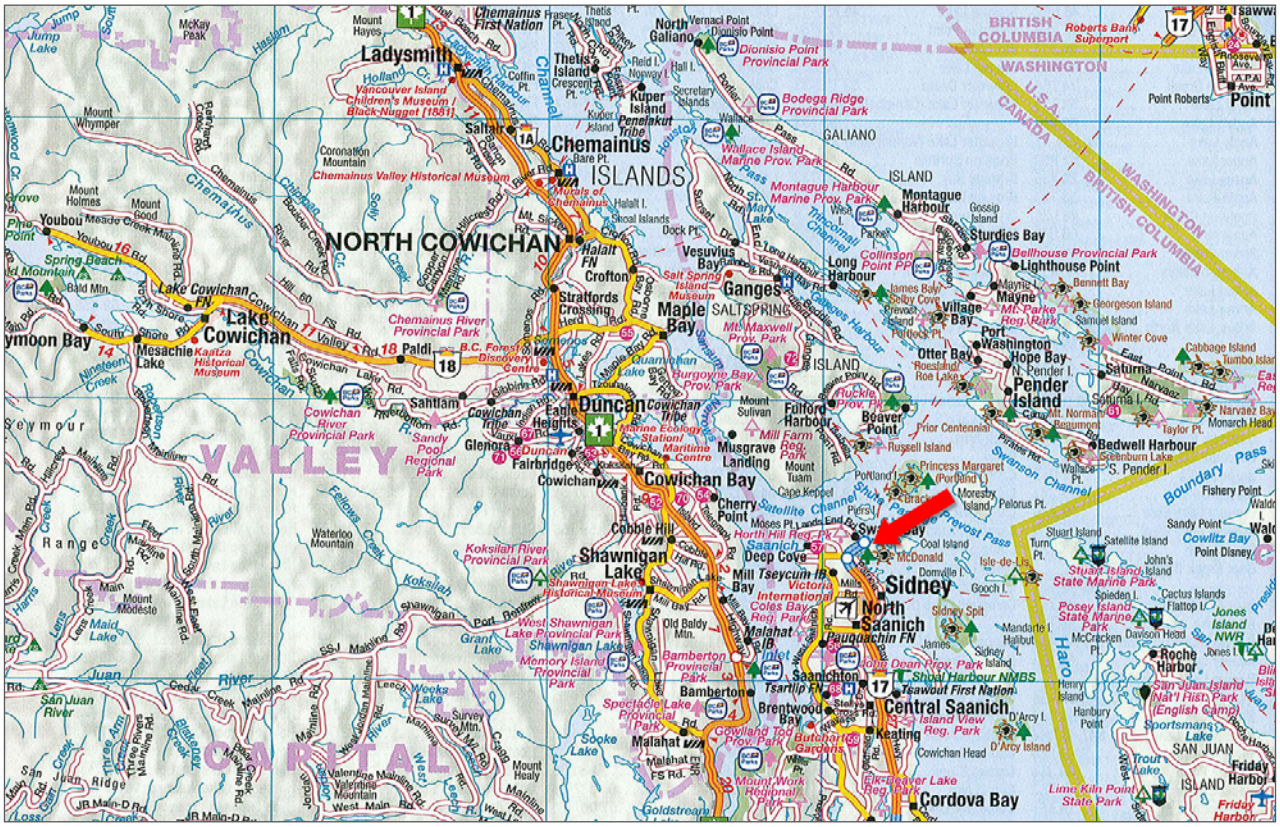


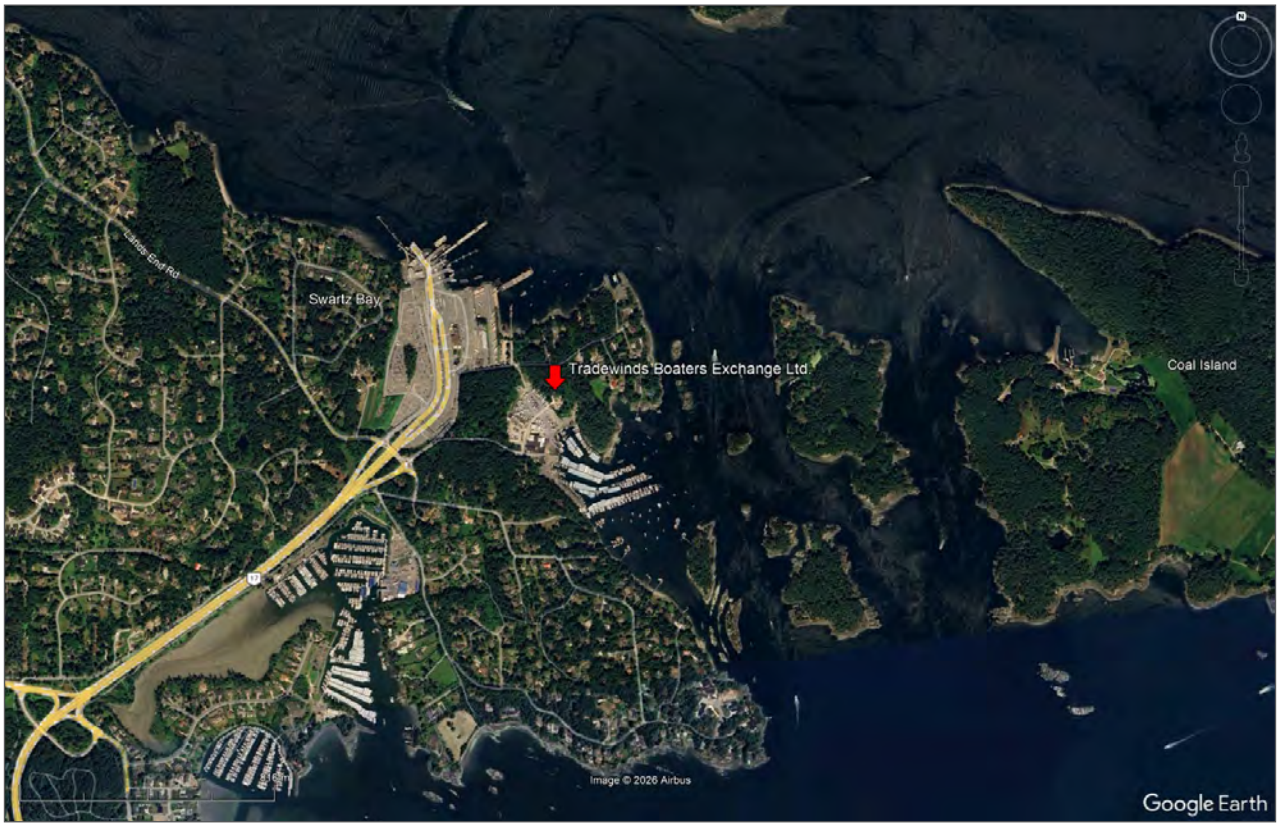





Pacific Ocean
Vancouver Island
Strait of Georgia
Vancouver
Burnaby
Surrey
Richmond
Nanaimo
Saanich
Bellingham
Mount Vernon
Oak Harbor
Port Angeles
Port Townsend
Victoria
Port Alberni
Campbell River
Courtenay
Comox
Powell River
Gold River
Tofino
Ucluelet
Port McNeill
Port Hardy
Prince Rupert
Kitimat
Terrace
Prince George
Quesnel
Williams Lake
100 Mile House
Kamloops
Merritt
Kelowna
Penticton
Princeton
Summerland
Oliver
Osoyoos
Grand Forks
Castlegar
Nelson
Trail
Creston
Cranbrook
Fernie
Golden
Revelstoke
Salmon Arm
Vernon
Okanagan Landing
Lytton
Spences Bridge
Hope
Chilliwack
Abbotsford
Mission
Whistler
Pemberton
Squamish
Lions Bay
Sechelt
Gibsons
Powell River
Jasper
Jasper National Park
Mount Robson
Valemount
Prince George
Dawson Creek
Fort St. John
Fort Nelson
Alberta
Saskatchewan
Yukon
Northwest Territories
Alaska
Idaho
Washington
Montana
Colville National Forest
Okanagan National Forest
Pasayten Wilderness
North Cascades National Park
Glacier Peak Wilderness
Mount Baker-Snoqualmie National Forest
Garibaldi Provincial Park
Strathcona Provincial Park
Gulf Islands National Park Reserve
Pacific Rim National Park Reserve
Olympic National Park
Olympic Peninsula
Vancouver Island
Gulf Islands
Fraser Valley
Metropolitan Vancouver
Greater Victoria
Nanaimo
Parksville
Qualicum Beach
Port Alberni
Ladysmith
Chemainus
Duncan
Cowichan Bay
Cobble Hill
Sooke
Sidney
Ganges
Salt Spring Island
Mayne Island
Pender Island
Saturna Island
Galiano Island
Bowen Island
Texada Island
Lasqueti Island
Denman Island
Hornby Island
Quadra Island
Cortes Island
Campbell River
Courtenay
Comox
Cumberland
Royston
Union Bay
Fanny Bay
Deep Bay
Bowser
Qualicum Beach
Parksville
Lantzville
Nanaimo
Gabriola Island
Cedar
Yellowpoint
Cassidy
Nanoose Bay
Lake Cowichan
Honeymoon Bay
Youbou
Mill Bay
Shawnigan Lake
Port Renfrew
Jordan River
Sooke
Neah Bay
Clallam Bay
Sekiu
Forks
La Push
Port Angeles
Port Townsend
Sequim
Dungeness
Blyn
Discovery Bay
Friday Harbor
Roche Harbor
Lopez Island
Orcas Island
Anacortes
Mount Vernon
Sedro Woolley
Burlington
Arlington
Marysville
Lake Stevens
Everett
Mukilteo
Lynnwood
Edmonds
Bellingham
Ferndale
Blaine
Lynden
Sumas
Harrison Hot Springs
Agassiz
Hope
Yale
Boston Bar
Lytton
Spences Bridge
Merritt
Kamloops
Clearwater
Valemount
Jasper
Hinton
Edson
Grande Prairie
Dawson Creek
Fort St. John
Fort Nelson
Watson Lake
Whitehorse
Dawson City
Alaska Highway
Cassiar Highway
Yellowhead Highway
Trans-Canada Highway
Crowsnest Highway
Okanagan Valley
Similkameen Valley
Thompson River
Fraser River
Columbia River
Kootenay River
Kootenay Lake
Arrow Lakes
Slocan Lake
Kootenay National Park
Yoho National Park
Banff National Park
Jasper National Park
Mount Robson Provincial Park
Wells Gray Provincial Park
Garibaldi Provincial Park
Golden Ears Provincial Park
Manning Provincial Park
Cathedral Provincial Park
Stein Valley Nlaka'pamux Heritage Park
Skagit Valley Provincial Park
Okanagan Mountain Provincial Park
Kalamalka Lake Provincial Park
Silver Star Provincial Park
Monashee Provincial Park
Mount Revelstoke National Park
Glacier National Park
Kokanee Glacier Provincial Park
Valhalla Provincial Park
Purcell Wilderness Conservancy
Elk Valley
Crowsnest Pass
Flathead River
Waterton Lakes National Park
Glacier National Park
Yellowstone National Park
Grand Teton National Park
Jackson Hole
Salt Lake City
Las Vegas
Los Angeles
San Francisco
Seattle
Portland
Spokane
Boise
Reno
Phoenix
Albuquerque
Denver
Chicago
New York
Toronto
Montreal
Ottawa
Calgary
Edmonton
Winnipeg
Regina
Saskatoon
davenport maps


Port McNeill
Port Alice
Campbell River
Courtenay
Comox
Cumberland
Royston
Union Bay
Fanny Bay
Deep Bay
Bowser
Qualicum Beach
Parksville
Lantzville
Nanaimo
Gabriola Island
Cedar
Yellowpoint
Cassidy
Nanoose Bay
Port Alberni
Gold River
Tofino
Ucluelet
Pacific Rim National Park Reserve
Ladysmith
Chemainus
Duncan
Cowichan Bay
Cobble Hill
Sooke
Sidney
Ganges
Salt Spring Island
Mayne Island
Pender Island
Saturna Island
Galiano Island
Bowen Island
Texada Island
Lasqueti Island
Denman Island
Hornby Island
Quadra Island
Cortes Island
Metropolitan Vancouver
Greater Victoria
Vancouver Island
Gulf Islands
Fraser Valley
Pemberton
Whistler
Squamish
Lions Bay
Sechelt
Gibsons
Powell River
Jervis Inlet
Strait of Georgia
Howe Sound
Pitt Lake
Pitt Meadows
Maple Ridge
Mission
Chilliwack
Abbotsford
Harrison Hot Springs
Agassiz
Hope
Yale
Boston Bar
Lytton
Spences Bridge
Merritt
Kamloops
Clearwater
Valemount
Jasper
Hinton
Edson
Grande Prairie
Dawson Creek
Fort St. John
Fort Nelson
Watson Lake
Whitehorse
Dawson City
Alaska Highway
Cassiar Highway
Yellowhead Highway
Trans-Canada Highway
Crowsnest Highway
Okanagan Valley
Similkameen Valley
Thompson River
Fraser River
Columbia River
Kootenay River
Kootenay Lake
Arrow Lakes
Slocan Lake
Kootenay National Park
Yoho National Park
Banff National Park
Jasper National Park
Mount Robson Provincial Park
Wells Gray Provincial Park
Garibaldi Provincial Park
Golden Ears Provincial Park
Manning Provincial Park
Cathedral Provincial Park
Stein Valley Nlaka'pamux Heritage Park
Skagit Valley Provincial Park
Okanagan Mountain Provincial Park
Kalamalka Lake Provincial Park
Silver Star Provincial Park
Monashee Provincial Park
Mount Revelstoke National Park
Glacier National Park
Kokanee Glacier Provincial Park
Valhalla Provincial Park
Purcell Wilderness Conservancy
Elk Valley
Crowsnest Pass
Flathead River
Waterton Lakes National Park
Glacier National Park
Yellowstone National Park
Grand Teton National Park
Jackson Hole
Salt Lake City
Las Vegas
Los Angeles
San Francisco
Seattle
Portland
Spokane
Boise
Reno
Phoenix
Albuquerque
Denver
Chicago
New York
Toronto
Montreal
Ottawa
Calgary
Edmonton
Winnipeg
Regina
Saskatoon
Port Townsend
Sequim
Dungeness
Blyn
Discovery Bay
Friday Harbor
Roche Harbor
Lopez Island
Orcas Island
Anacortes
Mount Vernon
Sedro Woolley
Burlington
Arlington
Marysville
Lake Stevens
Everett
Mukilteo
Lynnwood
Edmonds
Bellingham
Ferndale
Blaine
Lynden
Sumas
Forks
La Push
Port Angeles
Neah Bay
Clallam Bay
Sekiu
Jordan River
Port Renfrew
Lake Cowichan
Honeymoon Bay
Youbou
Mill Bay
Shawnigan Lake
Olympic National Park
Olympic Peninsula
Alberta
Saskatchewan
Yukon
Northwest Territories
Alaska
Idaho
Washington
Montana
Colville National Forest
Okanagan National Forest
Pasayten Wilderness
North Cascades National Park
Glacier Peak Wilderness
Mount Baker-Snoqualmie National Forest
Garibaldi Provincial Park
Strathcona Provincial Park
Gulf Islands National Park Reserve
Pacific Rim National Park Reserve
Olympic National Park
Olympic Peninsula
davenport maps


Ladysmith
Chemainus
NORTH COWICHAN
Lake Cowichan
Youbou
Paldi
Duncan
Cowichan Bay
Shawnigan Lake
Sidney
North Saanich
Central Saanich
Saanichton
Brentwood Bay
Mill Bay
Malahat
Cobble Hill
Bamberton
Cordova Bay
Ganges
Maple Bay
Crofton
Fulford Harbour
Pender Island
Mayne
Saturna
Galiano
Montague Harbour
Sturdies Bay
Lighthouse Point
Otter Bay
Hope Bay
Port Washington
Bedwell Harbour
Beaver Point
Musgrave Landing
Deep Cove
Swartz Bay
Prevost
Stuart Island
Roche Harbor
Henry Island
Sidney Island
Moresby Island
South Pender Island
North Pender Island
Saturna Island
Genoa Bay
Koksilah
Fairbridge
Beerholme
Cliffside
Shawnigan Lake
Mill Bay
Cobble Hill
Bamberton
Brentwood Bay
Saanichton
North Saanich
Sidney
Swartz Bay
DEEP COVE
Malahat
PROSPECT LAKE
Cordova Bay
Millstream
Leechtown
Duncan
TZOUHALEM
Cowichan Bay
Musgrave Landing
Fulford Harbour
Beaver Point
Moresby Island
South Pender Island
Prevost
Stuart Island
JOHNS ISLAND
Roche Harbor
Henry Island
Sidney Island
Yacht Haven
Lakedale
San Juan I
CANADA
SAN JUAN ISLANDS
Haro Strait
Saanich Inlet
10.6 km
Image © 2026 Airbus
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Data LDEO-Columbia, NSF, NOAA
Google Earth


Lands End Rd
Swartz Bay
Tradewinds Boaters Exchange Ltd.
Coal Island
Image © 2026 Airbus
Google Earth


McCurdy
Dolphin Rd
Dolphin Rd
Gutherson Rd
Tradewinds Boaters Exchange Ltd.
Canoe Bay
Dolphin Rd
Canoe Cove Rd
Curteis Rd
Curteis Rd
231 m
Musclow Islet
Image © 2026 Airbus
Google Earth

LANDQUEST
REALTY CORP.

Your Land. Your Legacy. Our Expertise.






www.landquest.com



Robert Armstrong

BC Land Team
bcland@landquest.com
(250) 307-6457

LandQuest® Realty Corporation
101 - 313 Sixth Street
New Westminster, BC V3L 3A7

Phone: (604) 664-7630 Fax: (604) 516-6504
Toll Free: 1-866-558-5263 (LAND)

Our property descriptions and geographical information are taken from the BC Assessment Authority, Land Titles Office, government maps and other sources. While LandQuest® does not guarantee the information, we believe it to be accurate, but should not be relied upon without verification. This communication is not intended to cause or induce breach of an existing agency agreement. This property is listed on the MLS®. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA.