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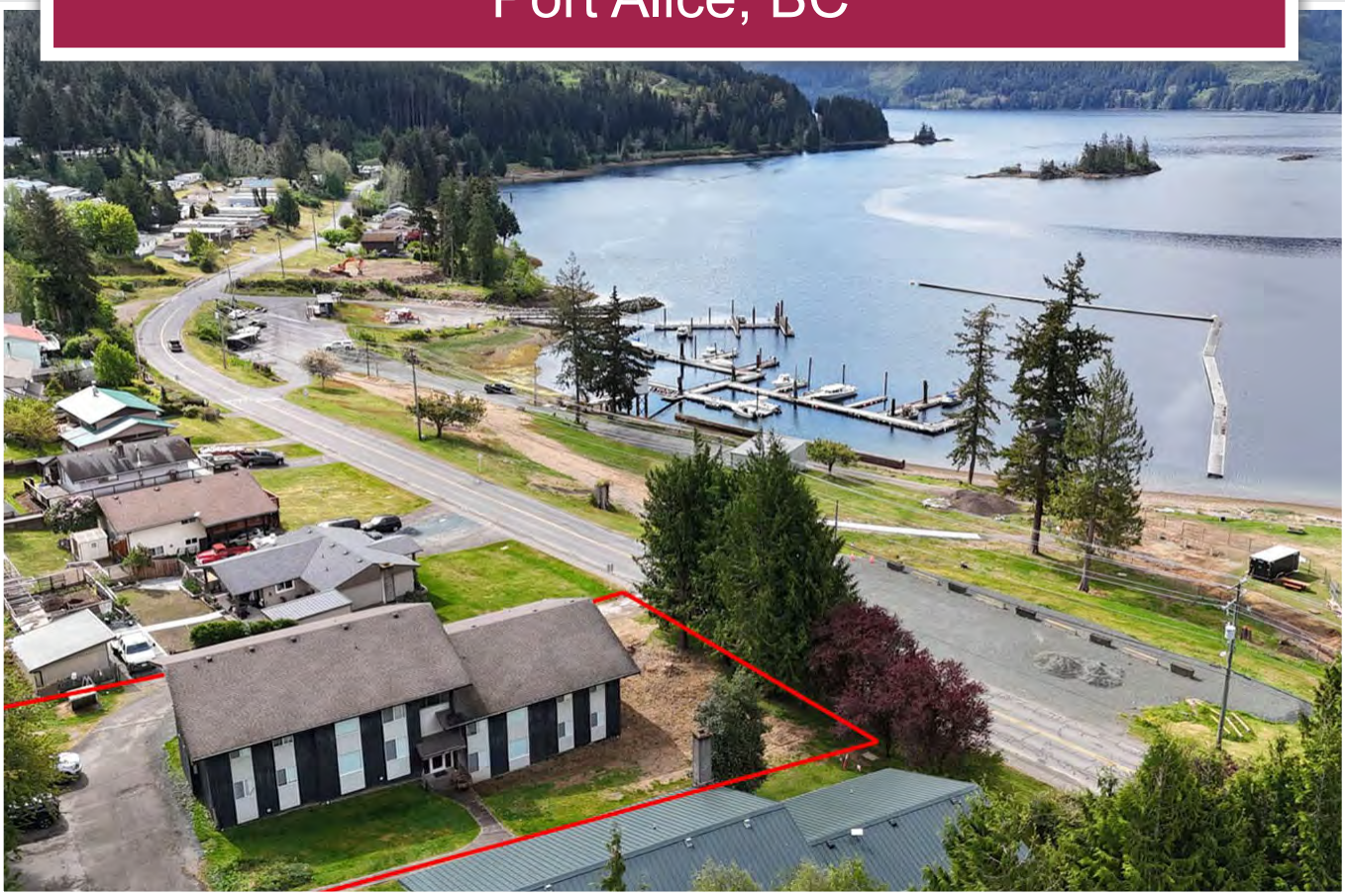
Versatile Multi-Family Building

Port Alice, BC



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in British Columbia

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Versatile Multi-Family Building

Port Alice, BC

PROPERTY DETAILS

Listing Number:	26134
Price:	$850,000
Taxes (2025):	$5,103.66
Size:	0.42 of an acre

DESCRIPTION

Fully rented and versatile multiple family building in the Village of Port Alice.

This multi family building is currently occupied by quality commercial/professionals with a strong rental history.

The building has seven 2-bedroom, 1-bathroom units plus a large laundry/storage area that could be converted into an 8th unit if desired. All units are fully furnished in last few years with quality furnishings, and each unit is individually metered—adding the potential to stratify the units if desired.

Calling all Fishermen!
The building is conveniently located across the road from the ocean. The park land immediately across the road currently has a kayak dock/facility being developed to service growing eco-tourism needs in the area. Next to this site is a private yacht club as well as the municipal marina and boat launch as well as close proximity to a mini mall with coffee shop, grocery store and liquor store also nearby. With the location across from the marina facilities, the current owner's original plans when purchasing the building were to cater to the fisherman/eco-tourists. Port Alice is one of the most scenic communities on the West Coast of Vancouver Island with full services and paved access. The community was recently named, "the Sea Otter Capital of Canada" another strong driver of tourism to the Village. The units are all currently rented and although some of the existing work projects will wind down there is further demand to carry on servicing professionals seeking furnished units as the owner regularly turns away bookings.

However, a bigger growth area and focus by the Village is attracting eco-tourists and fishermen where you could cater to short term stays (the local manager is excellent and interested to stay on) or perhaps some form of fishing club with fractional ownership.

A couple major updates over the last couple years: (1) drainage work around building complete; and (2) a new economical radiant heating system installed drastically lowering heating costs.

Property is available as a share sale. A complete turnkey set up.

LOCATION

1111 Marine Drive - Port Alice, BC

Notable Driving Times

- 40 minutes to Port McNeil
- 40 minutes to Part Hardy
- 2 hours 35 minutes to Campbell River
- 3 hours 15 minutes to Courtney

AREA DATA

Port Alice
Port Alice is a picturesque coastal village on the northwest side of Vancouver Island, nestled along the sheltered waters of Neroutsos Inlet in Quatsino Sound. Known as the "Sea Otter Capital of Canada," the community is surrounded by rugged rainforest, dramatic karst landscapes, pristine lakes, and rich marine ecosystems where sea otters, whales, sea lions, and eagles are commonly spotted. With a permanent population of approximately 739 residents, Port Alice transforms during the summer months as anglers, kayakers, campers, and outdoor enthusiasts arrive to enjoy world-class saltwater and freshwater fishing, prawning, wildlife viewing, and wilderness recreation. The area is especially renowned for salmon and halibut fishing, while nearby Marble River is famous for steelhead. The village offers a surprising range of amenities and services for visitors and residents alike, including a marina, campground and RV facilities, grocery store, restaurants, gas station, medical clinic, recreation centre, golf course, hiking and biking trails, and a scenic waterfront sea walk. Adding to the community's growing appeal as a marine recreation destination, a new kayak dock is being installed to improve waterfront access and support the increasing popularity of paddling and eco-tourism in the sheltered inlet waters.

MAP REFERENCE

50°25'30.75"N and 127°29'7.77"W

BOUNDARIES

Please see maps and aerial photos—lines sketched in on aerial images are approximations only.

INVESTMENT FEATURES

Fully rented.

SERVICES

- Municipal water
- Municipal sewer
- BC Hydro power – all units individually metered
- Cell reception
- Internet/cable

IMPROVEMENTS

7,276 sq. ft. building with seven two-bedroom units. New propane/radiant hot water heating system. Drainage work around perimeter complete. Sea can with generator included.

ZONING

R2 Residential Multi Unit (Village of Port Alice)

(Note: the site/land size for this property is over 10,000 sq. ft. and thus has its uses expanded to include apartment building and senior housing)

Permitted Uses
Dwelling apartment, Senior Citizen Housing (max density 20 units per acre = 8+ units on land this size (0.42 acres)

Accessory Uses
Home based business

LEGAL

LOT 13 DISTRICT LOT 2137 RUPERT DISTRICT PLAN 17299

PID 001-865-676


All New Drainage
Around Perimeter
to be seeded ASAP







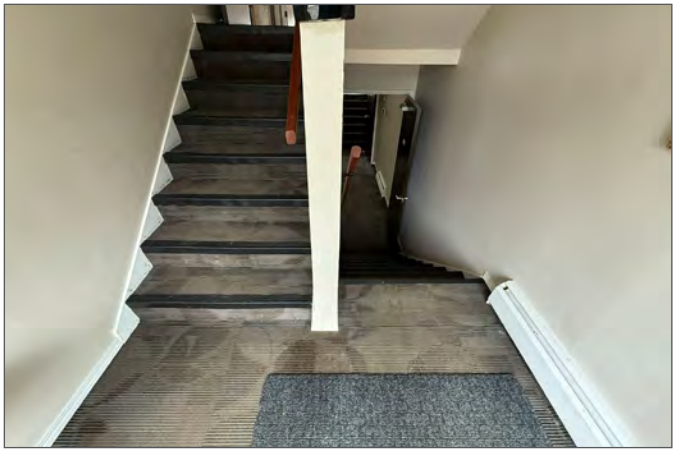

Subject
Property
Kayak Dock Infrastructure
(under construction)
Port Alice
Yacht Club
Rumble
Beach Marina

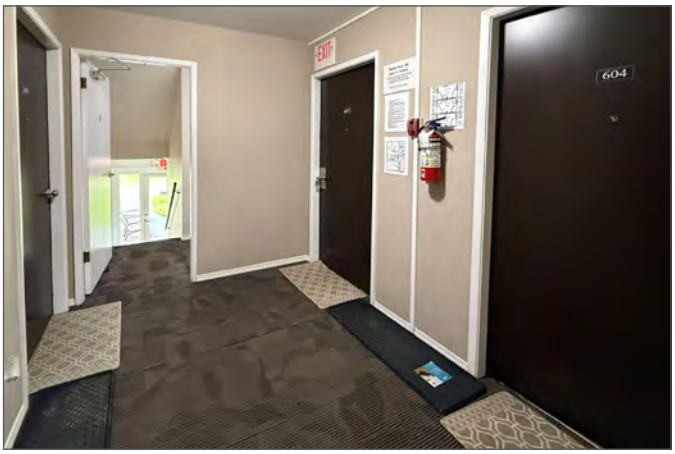








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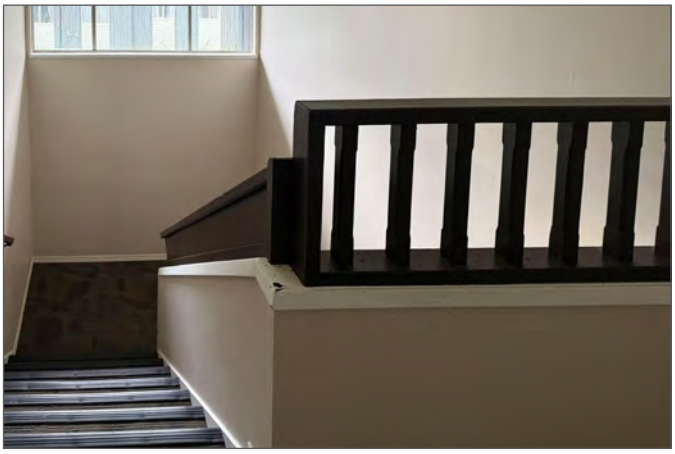
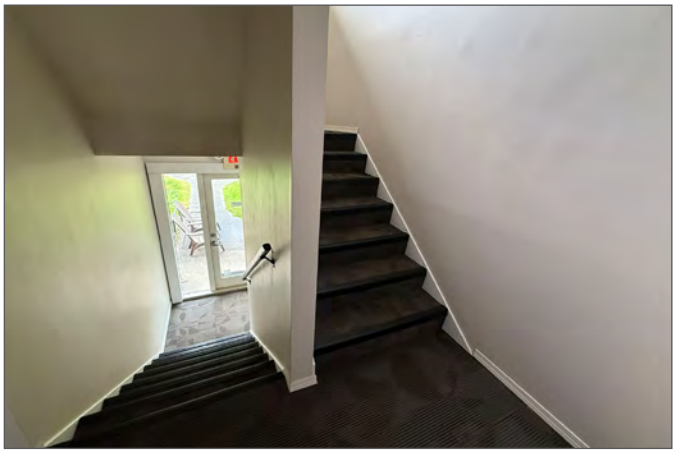
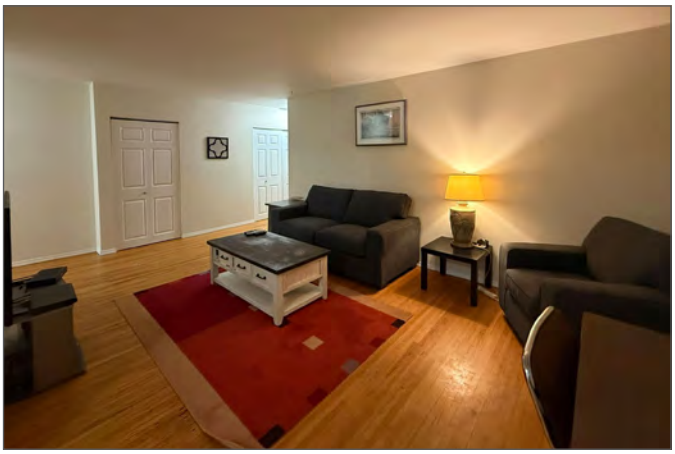










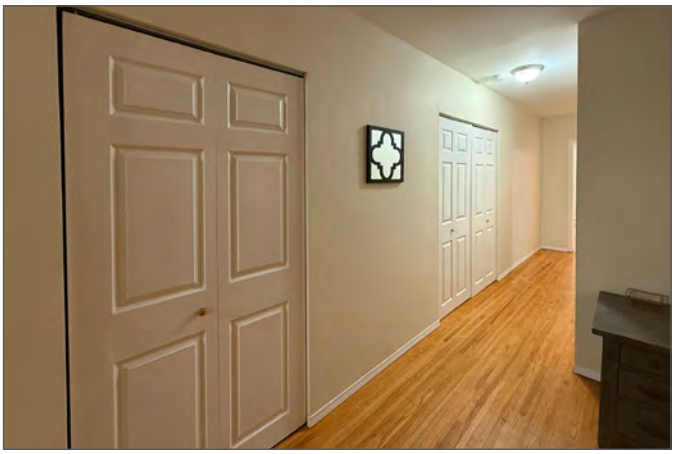










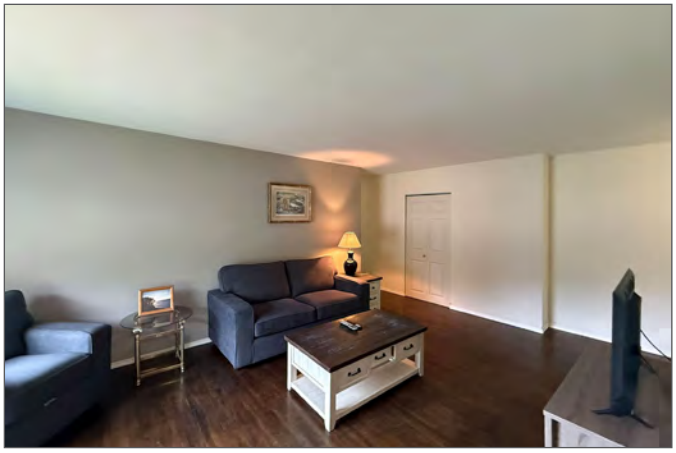






















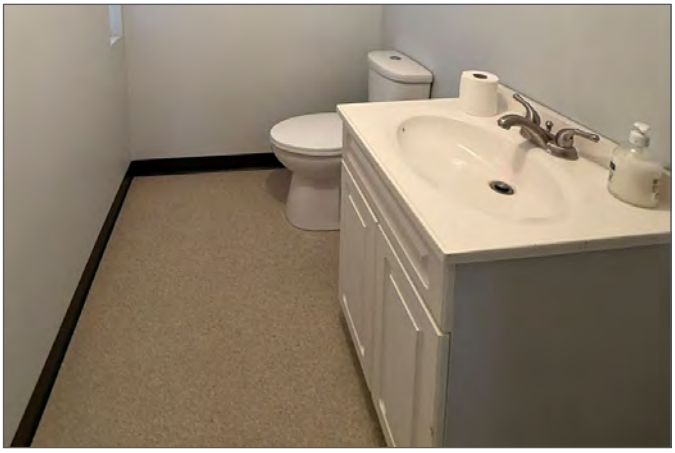






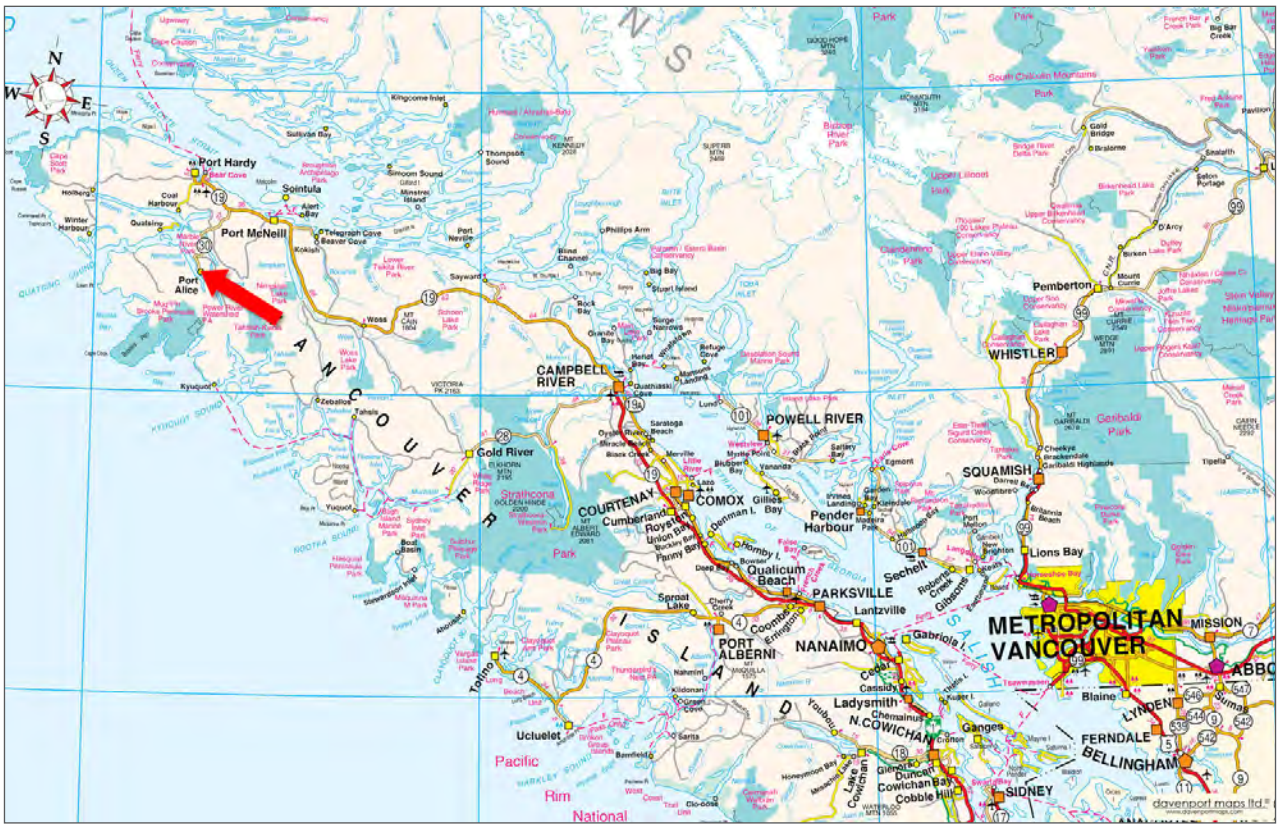







HONDA

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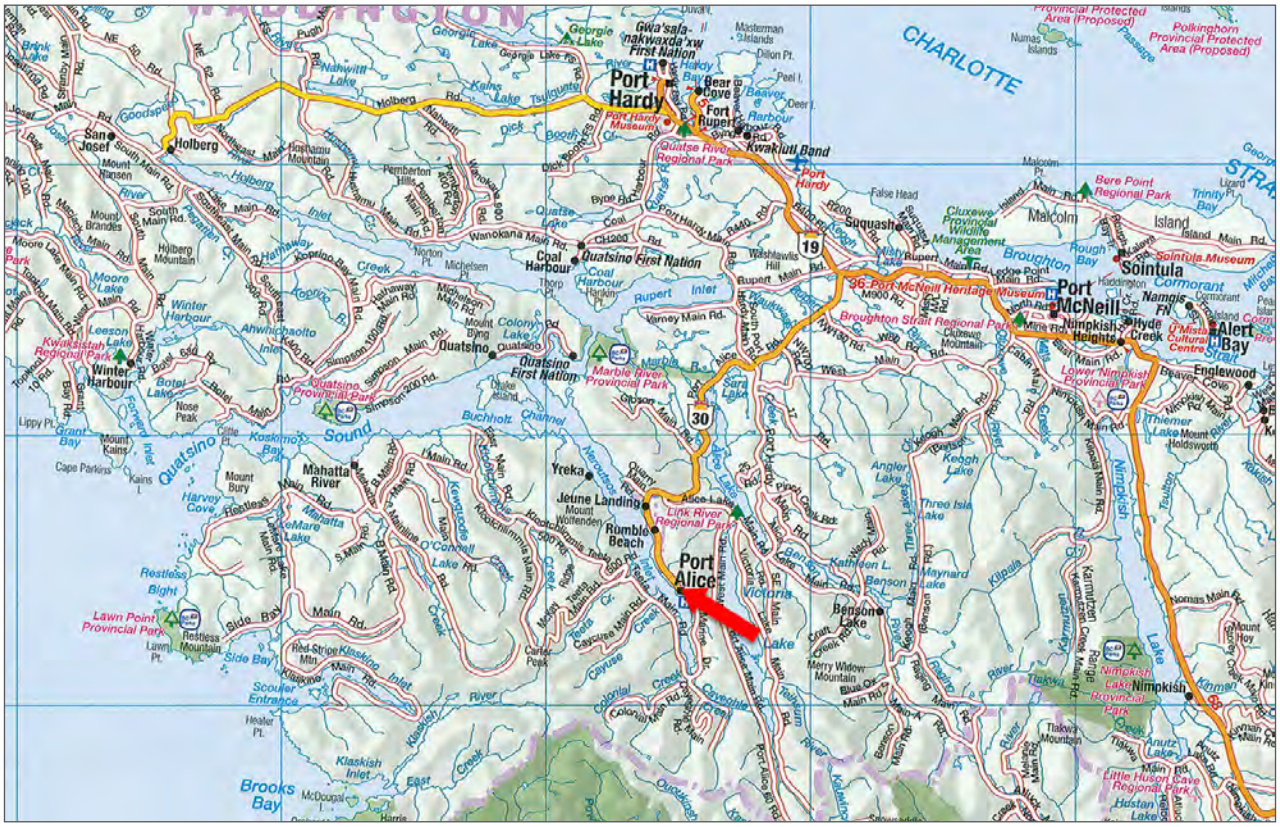
Port Hardy
Sointula
Port McNeill
Port Alice
Telegraph Cove
Beaver Cove
Sullivan Bay
Kingcome Inlet
Thompson Sound
Simoom Sound
Minstrel Island
Coal Harbour
Quatsino
Winter Harbour
Holberg
Port Neville
Alert Bay
Sayward
Woss
Nimpkish Lake
Schoen Lake Park
Kyuquot
Zeballos
Tahsis
Gold River
Strathcona Park
Nootka Island
Hesquiat Peninsula Park
Boot Basin
Muchalat Inlet
Nootka Sound
Quatsino Sound
Kyuquot Sound
Brooks Peninsula Provincial Park
Nimpkish Lake Provincial Park
Power Head Provincial Park
Tahsish-Kwois Provincial Park
Woss Lake Provincial Park
Mount Cain
Mount Schoen
Mount Brooks
Mount Cayuse
Mount Bonanza
Mount Elsie
Mount Tom
Mount Victoria
Mount Kennedy
Mount Superb
Mount Harmston
Mount Hodgkinson
Mount Colonel Foster
Mount Washington
Mount Albert Edward
Mount Becher
Mount Frink
Mount Moriarty
Mount Arrowsmith
Mount Cokely
Mount Cokely Provincial Park
Mount Cokely Ecological Reserve
Mount Cokely Conservancy
Mount Cokely Park


CHARLOTTE
Port Hardy
Port Alice
Port McNeill
Sointula
Alert Bay
Quatsino
Yreka
Jeune Landing
Rumble Beach
Mahatta River
Winter Harbour
Holberg
San Josef
Coal Harbour
Quatsino First Nation
Kwakiutl Band
Suquash
Malcolm
Island
Nimpkish
Benson Lake
Englewood
Brooks Bay
Quatsino Sound
Link River Regional Park
Marble River Provincial Park
Lower Nimpkish Provincial Park
Nimpkish Lake Provincial Park
Little Huson Cave Regional Park
Lawn Point Provincial Park
Kwakiutl Regional Park
Quatsino Provincial Park
Bere Point Regional Park
Sointula Museum
Broughton Strait Regional Park
Port McNeill Heritage Museum
Port Hardy Museum
Quatse River Regional Park
Cluxewe Provincial Wildlife Management Area
Polkinghorn Provincial Protected Area (Proposed)
Provincial Protected Area (Proposed)
Alice Lake
Victoria Lake
Nimpkish Lake
Kwakiutl Band
Gwa'sala-nakwaxda'xw First Nation
Georgie Lake
Kains Lake
Nahwitti Lake
Holberg Inlet
Quatsino Inlet
Rupert Inlet
Broughton Strait
Cormorant Strait
Nimpkish Lake
Victoria Lake
Alice Lake
Kwakiutl Regional Park
Lawn Point Provincial Park
Restless Bight
Side Bay
Klaskish Inlet
Scouler Entrance
Brooks Bay
Quatsino Sound
Mahatta River
Yreka
Jeune Landing
Rumble Beach
Benson Lake
Nimpkish
Englewood
Alert Bay
Hyde Creek
Nimpkish Heights
Port Alice
Port Hardy
Port Hardy Museum
Bear Cove
Fort Rupert
Kwakiutl Band
Port Hardy
Bere Point Regional Park
Cluxewe Provincial Wildlife Management Area
Sointula Museum
Broughton Strait Regional Park
Port McNeill Heritage Museum
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Victoria Lake
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Rumble Beach
Port Alice
465 m
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