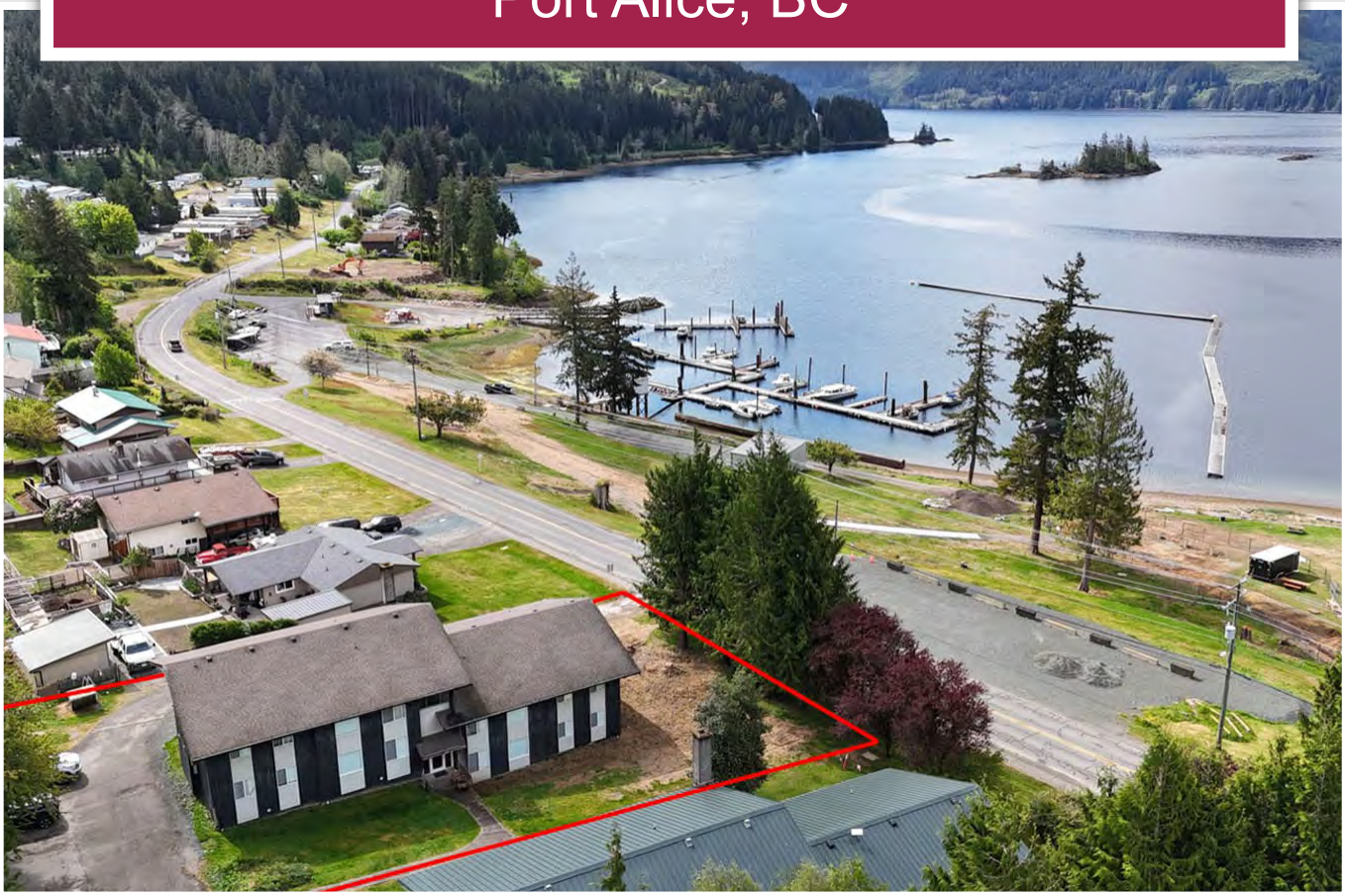
LANDQUEST
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Versatile Multi-Family Building

Port Alice, BC



www.landquest.com

Matt Cameron
matt@landquest.com
(250) 200-1199

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in British Columbia

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Versatile Multi-Family Building

Port Alice, BC

PROPERTY DETAILS

Listing Number:	26134
Price:	$950,000
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/professional.

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







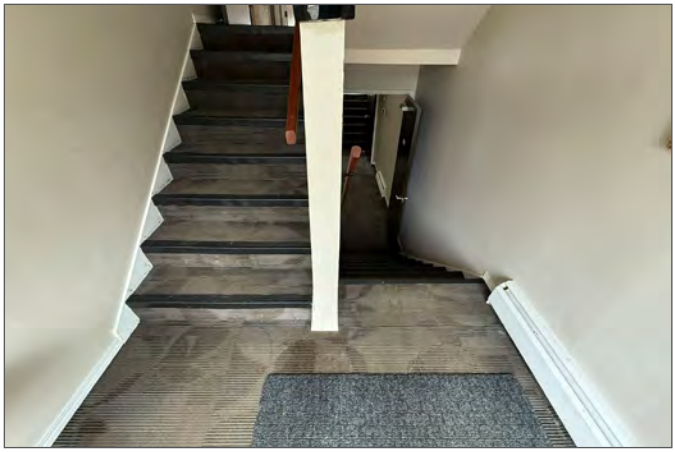

Subject
Property
Kayak Dock Infrastructure
(under construction)
Port Alice
Yacht Club
Rumble
Beach Marina

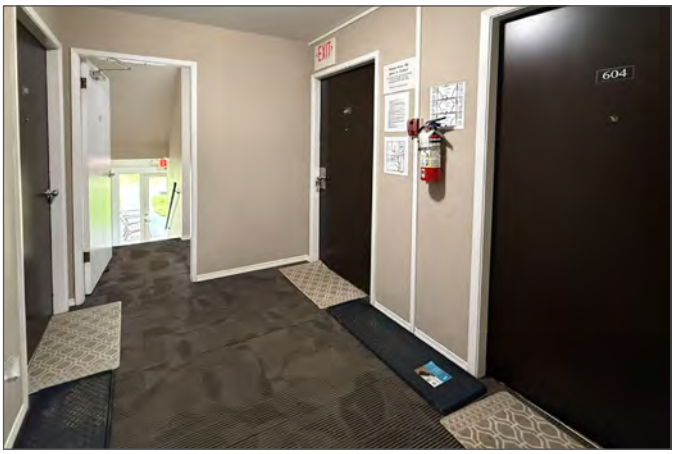




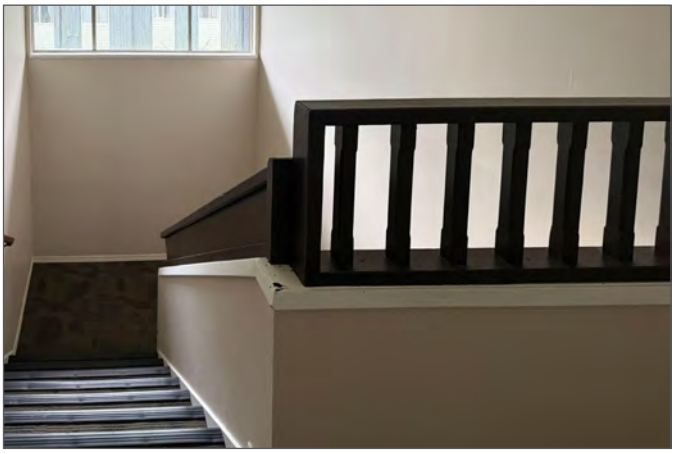


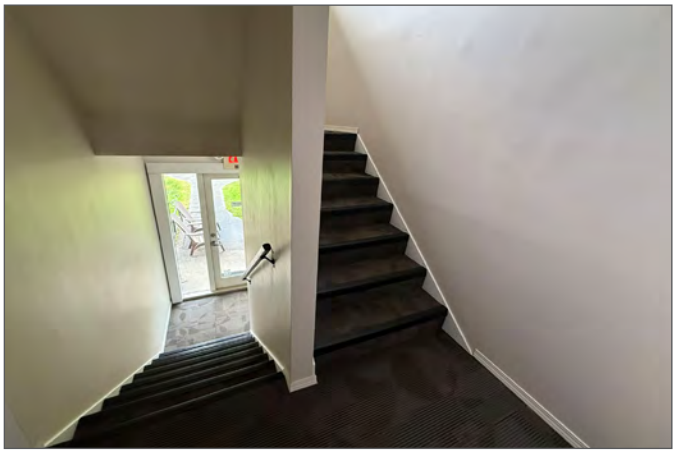





EXIT
604

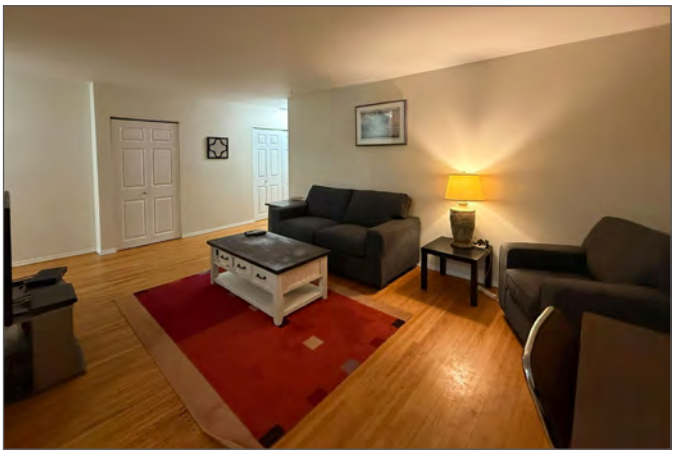












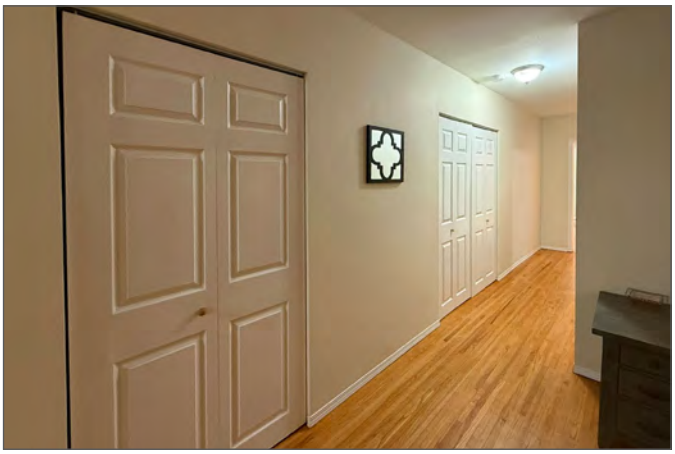










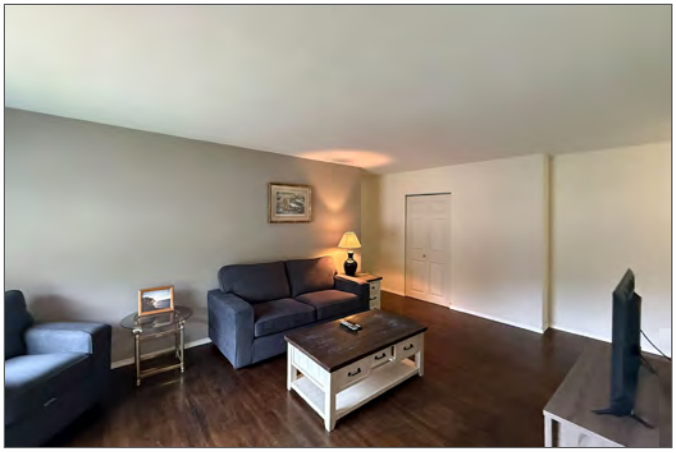






















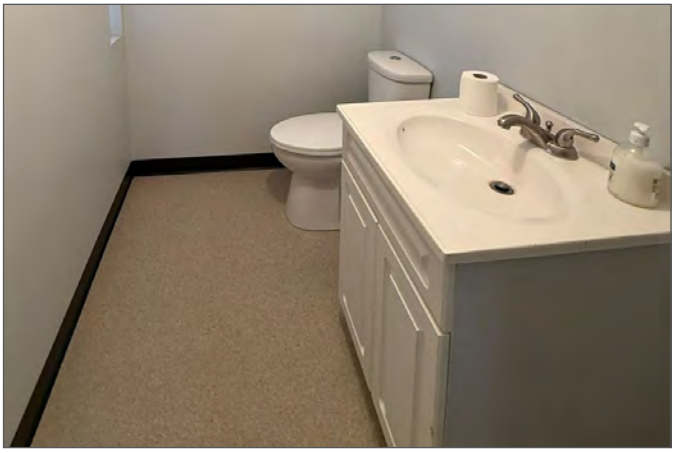






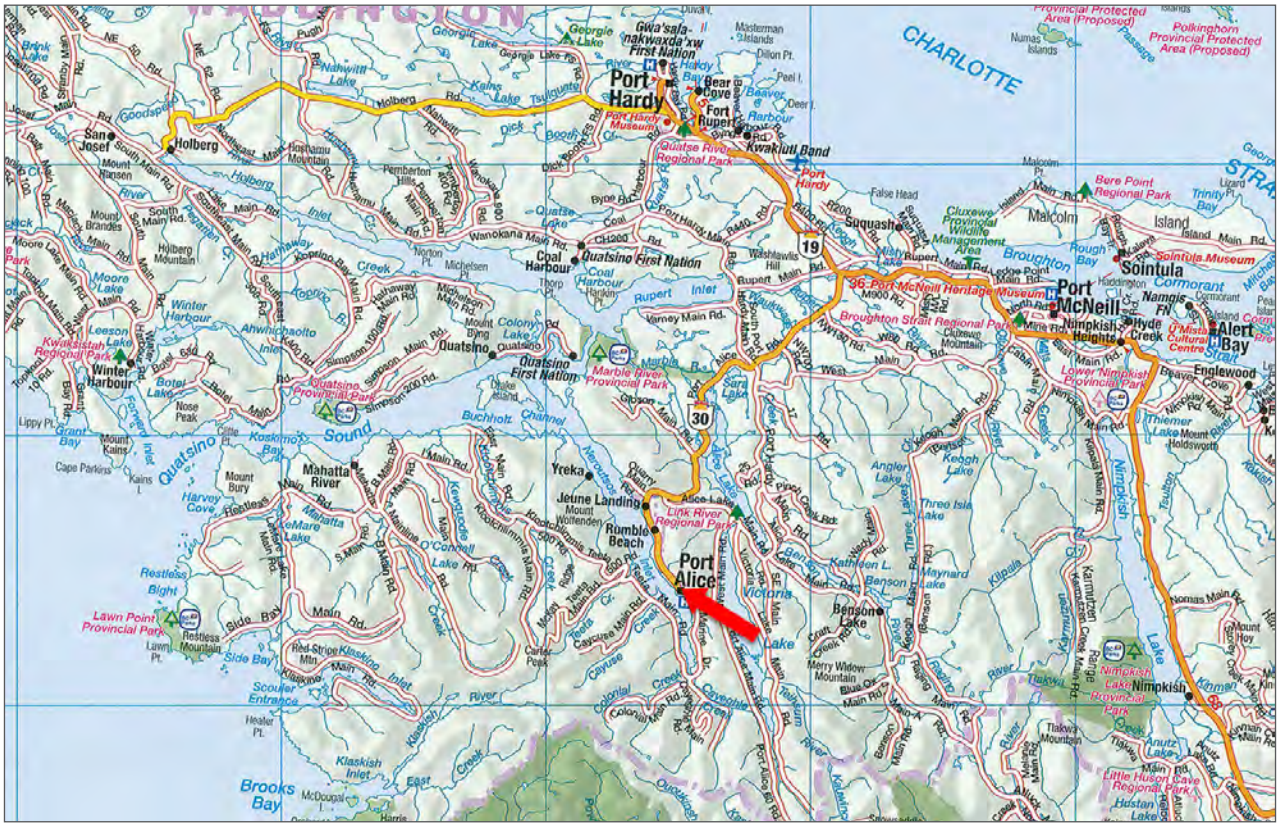







HONDA


Princess Royal Island
Klemtu
Ocean Falls
Hagensborg
Bella Coola
Anahim Lake
Campbell Island
Namu
Rivers Inlet
Queen Charlotte Sound
Wadhams
Margaret Bay
Allison Harbour
Bull Harbour
Port Progress
Kingcome Inlet
Shushartie
Port Hardy
Sullivan Bay
Cape Scott
Coal Harbour
Alert Bay
Minstrel Island
Quatsino
Port Alice
Beaver Cove
Port Neville
Jackson Bay
Roy
Blind Channel
Nodales
Wyatt Bay
Rock Bay
Vancouver Island
Campbell River
Zeballos
Tahsis
Ceepeecee
Gold River
Nootka Island
Nootka
Boat Basin
Hesquiat
Kakawis
Tofino
Ucluelet
Courtenay
Cumberland
Comox
Powell River
Garibaldi Provincial Park
Strait of Georgia
Port Alberni
Nanaimo
Vancouver
Burnaby
Richmond
Surrey
Matsqui
Pacific Ocean
Saanich
Anacortes
Bellingham
Mount Vernon
Oak Harbor
Port Townsend
Port Angeles
Mount Baker-Snoqualmie National Forest
North Cascades National Park
Pasayten Wilderness
Okanogan National Forest
Glacier Peak Wilderness
Colville Indian Reservation
Winthrop
Omak
Okanogan
Republic
Colville National Forest
Kaniksu National Forest
Sandpoint
Newport
IDAHO
WASHINGTON
UNITED STATES
CANADA
BRITISH COLUMBIA
Nazko
Quesnel
Cottonwood
Wells
Dunster
Croydon Station
Red Pass Junction
Tête Jaune Cache
Valemount
Jasper
Mountain Park
Foothills
Luscar
Leyland
Cadomino
Jasper National Park
Alexandria
Hydraulic
Macalister
Soda Creek
Horsefly
Black Creek
Miocene
Redstone
Williams Lake
150 Mile House
Alexis Creek
Hanceville
Springhouse
Riske Creek
Wright
Kleena Kleene
Tatlayoko Lake
Big Creek
Alkali Lake
Dog Creek
Gang Ranch
Canim Lake
Cleanwater
Avola
McMurphy
100 Mile House
Bridge Lake
Black Pool
70 Mile House
Little Fort
Barrière
Blucher Hall
Clinton
Kelly Lake
Criss Creek
Black Pines
Seymour Arm
Albert Canyon
Glacier N.P.
McMurdo
Parson
Revelstoke
Harrogate
Spillimacheen
Taft
Malakwa
Sicamous
Shelter Bay
Galena Bay
Beaton
Edgewater
Radium Hot Springs
Windermere
Poplar Creek
Golden
Yoho N.P.
Leanchoil
Banff Nat.
Beavermouth
Donald Station
Rogers
Stephen
Athabasca
Columbia
Thunder River
Blue River
Mica Creek
Cline River
Saskatchewan River
Albreda
Lempriere
Braeburn
Moha
Pavilion
Cache Creek
Lillooet
Ashcroft
Savona
Kamloops
Seton Portage
Spences Bridge
Logan Lake
Lytton
Merritt
Quilchena
Okanagan Landing
Douglas Lake
Vernon
Oyama
Lumby
Chemainus
Nakusp
Kaslo
Armstrong
Enderby
Mabel Lake
Monte Creek
Salmon Arm
Grindrod
Haleyon Hot Springs
St. Leon
Gerrard
Chase
Squilax
Pinantan
Sorrento
Westbank
Kelowna
Summerland
Penticton
Princeton
Oliver
Osoyoos
Grand Forks
Trail
Castlegar
Creston
Nelson
Bonners Ferry
Kingcome Inlet
Sullivan Bay
Thompson Sound
Simoom Sound
Minstrel Island
Port Hardy
Bear Cove
Coal Harbour
Winter Harbour
Quatsino
Sointula
Alert Bay
Port McNeill
Telegraph Cove
Beaver Cove
Port Alice
Port Neville
Woss
Sayward
Port Hardy
Phillips Arm
Blind Channel
Big Bay
Stuart Island
Rock Bay
Surge Narrows
Kyuquot
Zeballos
Tahsis
Gold River
Strathcona Park
Nootka Island
Hesquiat Peninsula Park
Boot Basin
Ucluelet
Pacific Rim National
Campbell River
Quadra Island
Cape Mudge
Quathiaski Cove
Lund
Saratoga Beach
Oyster River
Miracle Beach
Black Creek
Merville
Little River
Myotte Point
Yanamee
Powell River
Salmon Bay
Egmont
Courtenay
Cumberland
Royston
Union Bay
Fanny Bay
Comox
Goose Spit
Denman I.
Hornby I.
Pender Harbour
Garden Bay
Irvines Landing
Madeira Park
Qualicum Beach
Deep Bay
Bowser
Sechelt
Roberts Creek
Gibsons
Squamish
Woodfibre
Britannia Beach
Lions Bay
Porteau Cove
Furry Creek
Whistler
Pemberton
Mount Currie
Lillooet
Lytton
Spuzzum
Yale
Hope
Chilliwack
Sumas
Abbotsford
Mission
Metropolitan Vancouver
Parksville
Lantzville
Sproat Lake
Port Alberni
Nanaimo
Gabriola I.
Cedar
Cassidy
Ladysmith
Chemainus
N. Cowichan
Ganges
Salt Spring Island
Duncan
Cowichan Bay
Cobble Hill
Lake Cowichan
Sidney
Ferndale
Bellingham
Blaine
Lynden
davenport maps ltd


Port Hardy
Holberg
San Josef
Coal Harbour
Quatsino First Nation
Quatsino
Winter Harbour
Mahatta River
Yreka
Jeune Landing
Rumble Beach
Port Alice
Bear Cove
Fort Rupert
Kwakiutl Band
Suquash
Port McNeill
Sointula
Malcolm Island
Alert Bay
Nimpkish Heights
Hyde Creek
Englewood
Benson Lake
Nimpkish
Nimpkish Lake Provincial Park
Marble River Provincial Park
Link River Regional Park
Quatse River Regional Park
Lawn Point Provincial Park
Kwakiutl Provincial Park
Broughton Strait Regional Park
Bere Point Regional Park
Little Huson Cove Regional Park
Quatsino Sound
Brooks Bay
Port Alice Rd
Main Rd
CHARLOTTE


Winter Harbour
Quatsino
Mahatta River
Yreka
Jeune Landing
Port Alice
Alice Lake
Victoria Lake
11.0 km
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Google Earth


Rumble Beach
Port Alice
465 m
Image © 2026 Airbus
Google Earth


Port Alice Rd
Marine Dr
Pioneer Way
Port Alice Rd
Marine Dr
78 m
Image © 2026 Airbus
Google Earth


Taylor Way
Marine Dr
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