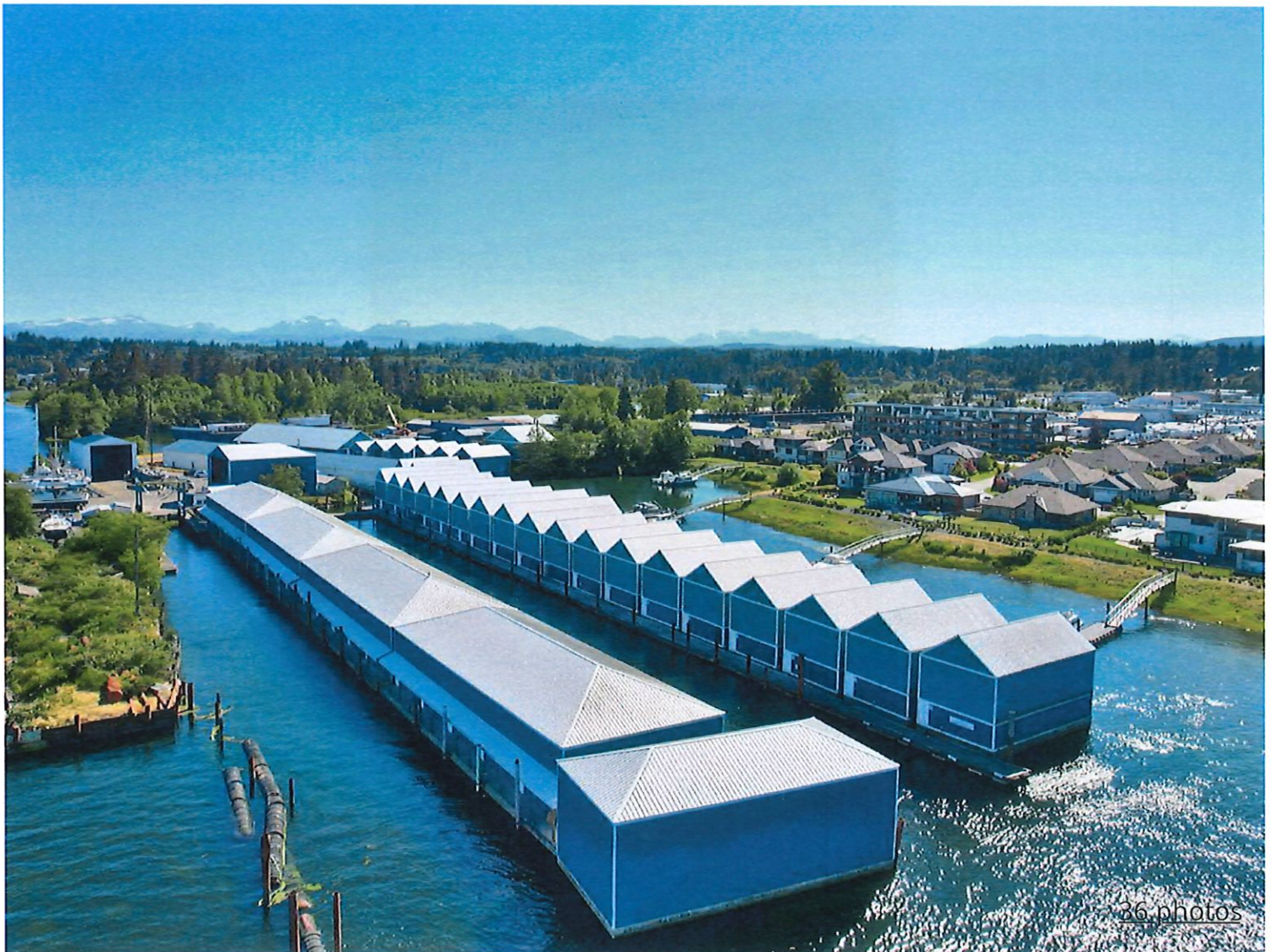


# Freshwater Marina - Campbell River, BC

VANCOUVER ISLAND & SOUTHERN GULF ISLAND

14-acre water lot, 170-slip marina, barge terminal, 50-ton boat lift. 17+ acres of prime real estate with significant development potential. Multiple revenue sources including commercial lease buildings. Trailer pad rentals, boat/RV storage, boat service yard and more.



36 photos

PRICE  
\$9,985,000

SIZE  
17.36 acres + water lot



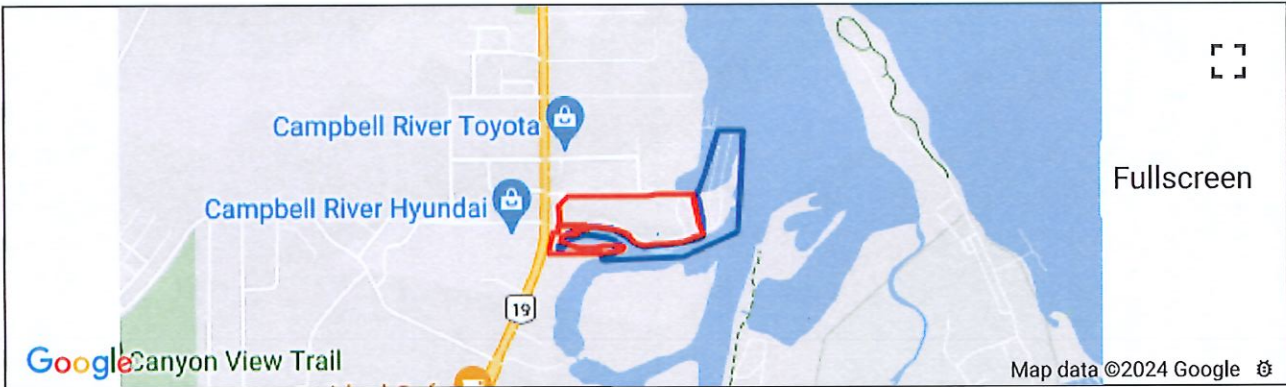
Maps & Plans

[View All Maps](#)



Location

[View Property](#)



## Weather

### Campbell River

— 22°C Today

— 14°C Tomorrow

## DESCRIPTION

is pleased to introduce to you Freshwater Marina in Campbell River on Vancouver Island. This rare opportunity has been owned by the current owners since 1976 and it is the first time being offered for purchase. It is a well-established marina which encompasses a massive water lot tenure that is 14.28 acres in size. To top it off, it is surrounded by over 17 acres of prime real estate.

The area lies within a mixed-use commercial and light industrial area, which is quickly transitioning into a more modern, mixed-use area incorporating residential development of single and multifamily developments which are capitalizing on the benefits of the Campbell River delta and proximity to downtown and amenities.

Freshwater Marina is located minutes from downtown Campbell River and is situated at the mouth of the Campbell River where it drains into the ocean. Here, the water is predominantly fresh water, an ideal location to moor your boat. The level of maintenance is significantly reduced when storing your boat in fresh water versus salt, resulting in savings to the boat owner.

In addition to storing your boat in freshwater, all the moorage for the exception of "A" dock is covered by boat sheds, which again saves the boat owner money by sheltering the boat from the elements.

Moorage all over the BC coast is in high demand with limited supply, which has resulted in waitlists virtually everywhere.

The upland property consists of three separate land titles that total 17.36 acres in size, adjoining a massive 14.28-acre water lot for the marine operations.

The 17+ acre land package has multiple revenue sources including an RV park with 17 rental pads, multiple independent commercial lease spaces, a barge terminal, dryland storage for boats and RVs, and a boat yard complete with a 50-ton travel lift to haul out boats for storage and maintenance. Additionally, there is a boat launch, marina office and ample parking at the marina for tenants with moorage.

There is a significant amount of land that is under utilized that could yield additional cash flow if further developed.

Most of the land is zoned C5. This zone provides for waterfront related recreational, tourist, and marine oriented commercial uses. Some of the notable land uses under this zoning bylaw are:

- boat and marine equipment sales, service and rentals
- boat construction, moorage, storage and related facilities
- seafood processing within enclosed building
- marine based bulk loading facility
- marina and related facilities
- marine fueling station
- marine research, laboratories and related facilities
- floatplane operations, services, and related facilities
- licensed facilities
- restaurant
- hotel, motel, resort
- ancillary dwelling unit

Redevelopment of the site into a mixed use of commercial/industrial and or commercial/residential is warranted, putting the 17+ acres to a higher and better use.

Currently, there are 170 dedicated moorage slips that range in size to accommodate boats from 26 feet to 65 feet. Additionally, there is well over 500 ft of undedicated dock space providing flexibility for different uses. There is potential to expand further within the current tenure area for further boathouses, moorage or other marine use.

The property is fully serviced with electricity, City water, sanitary and storm sewer, natural gas, telephone, internet and garbage pickup. Fire protection is provided by the Campbell River Fire Department, which is only two kilometres away.

Improvements include:

#### **"A" Dock**

"A" Dock comprised of approximately 326 lineal feet of floats built of wood over styrofoam accessed by a 4' x 31' steel gangway. The dock is open and has room for eight slips and use for the boat launch. It is secured by seven steel pipe pilings.

#### **"B" Shed**

"B" Shed contains 88 slips of double bay construction for boats up to 26 feet. Floats are of log timber with wood decking and the roof is standing seam steel cover with hidden fasteners all over wood pre-engineered wood truss, anchored by steel pilings. Access to "B" Shed is via six

6" x 76' ft aluminum gangways to a T-shaped concrete float. There is 15-amp service shore power.

Total area is 8,949 sq. ft.

#### **"D" Shed**

"D" Shed contains 13 slips for boats up to 40 feet. Floats are styrofoam with wood decking, the roof is standing seam steel cover with hidden fasteners all over pre-engineered wood truss, and exterior walls are wood frame construction and steel to the exterior. There are six individual sheds attached to the seven shared sheds, similarly constructed, anchored with steel pilings. There is 30-amp service shore power.

Total area is 17,311 sq. ft.

#### **"E" Shed**

"E" Shed contains 20 slips for boats up to 40 feet. The floats are concrete and the roof is standing seam steel cover with hidden fasteners all over wood pre-engineered wood truss. Exterior walls are wood frame construction and steel to the exterior. There is 30-amp service shore power. Slips are anchored by steel pilings.

Total area is 14,172 sq. ft.

#### **"F" Dock**

"F" Dock contains 20 individual boat sheds: 12' x 50', 5' x 60' and 3' x 65'. The float construction is styrofoam with wood decking and the roof is standing seam steel covered with hidden fasteners all over wood pre-engineered wood trusses. Exterior walls are wood frame construction and steel to the exterior. There is 30-amp service and water is available to each shed. Access is via a rear wharf styrofoam float deck with individual doors to each unit. The sheds are anchored with steel pilings.

Total area is 27,776 sq. ft.

#### **"G" Shed**

"G" Shed contains 20 slips for boats up to 40 feet shared shed construction plus one private boat shed for a boat up to 55 feet. The float construction is concrete. The roof is standing seam steel cover with hidden fasteners all over wood pre engineered wood truss. Exterior walls are of wood frame construction and steal to the exterior. 30-amp service for shore power and water is available. There is one individual shed attached which is accessed through the shared sheds and is similarly constructed to the shared sheds. "G" Shed is anchored by steel pilings. Shared sheds are 21,192 sq. ft. and the individual shed is 1,944 sq. ft.

Total area is 23,136 sq. ft.

#### **Boat Yard**

The boat yard contains two buildings to house boats in need of repair, each of wood frame construction with exterior roof/siding clad and metal. Each building has an open bay entrance with one overhead door to the rear.

- Building 1 - total area is 2,693 sq. ft.
- Building 2 - total area is 2,563 sq. ft.

### **Building 3**

Building 3 is situated at the multi purpose barge terminal and landing area. This zone has 2 concrete docks with 513 lineal feet of dock space.

Total area is 1,655 sq. ft.

### **Workshops**

All three workshops have reinforced poured concrete footings and perimeter bearing walls. The floor structure is reinforced poured concrete slab.

- Shop 1 - total area is 3,464 sq. ft.
- Shop 2 - total area is 8,339 sq. ft.
- Shop 3 - total area is 3,227 sq. ft.

### **Storage Shed 1**

Total area is 1,764 sq. ft.

### **Storage Shed 2**

Total area is 848 sq. ft.

### **Storage Shed 3**

Total area is 1,226 sq. ft.

### **Storage Shed 4**

Total area is 989 sq. ft.

### **Storage Shed 5**

Total area is 645 sq. ft.

### **Storage Shed 6**

Total area is 2,768 sq. ft.

### **Marina Office Building**

Total area is 1,130 sq. ft.

### **Office Buildings**

Total area is 4,620 sq. ft.

### **Boat/RV Storage Building 1**

Total area is 3,070 sq. ft.

### **Boat/RV Storage Building 2**

Total area is 6,685 sq. ft.

### **Boat /RV Storage Building 3**

Total area is 9,653 sq. ft.

## **SIZE**

### **Upland**

17.36 acres

- Lot 4: 3.06 acres
- Lot 5: 14.30 acres

### **Water Lot**

14.28 acres

## **LOCATION**

2635/2705 Island Highway - Campbell River, BC

## **ACCESS**

Contact Listing Agent.

## **AREA DATA**

Campbell River, nestled on the east coast of Vancouver Island, boasts a unique blend of rugged natural beauty, thriving economy, and a laid-back coastal lifestyle. Known as the "Salmon Capital of the World," Campbell River's economy has deep roots in fishing and forestry, although it has diversified significantly in recent years. The town serves as a hub for aquaculture, tourism, and increasingly, technology and service industries. Its strategic location provides easy access to the Pacific Ocean, making it a vital center for marine activities and transportation.

The coastal lifestyle in Campbell River revolves around its stunning natural amenities. The town is surrounded by lush forests, pristine lakes and, of course, the majestic ocean. Residents and visitors alike indulge in outdoor activities such as fishing, kayaking, hiking, and wildlife watching. The area's abundant marine life, including orcas, humpback whales, and seals, draws

nature enthusiasts and researchers from around the world. For those seeking tranquility, Campbell River offers serene beaches and panoramic views of snow-capped mountains across the strait.

Campbell River experiences a temperate coastal climate, characterized by mild, wet winters and pleasantly warm summers. The ocean moderates temperature extremes, resulting in comfortable year-round conditions ideal for outdoor pursuits. The region receives ample rainfall, contributing to the lush greenery and rich biodiversity that define Vancouver Island.

In addition to its natural splendor, Campbell River prides itself on its strong sense of community and cultural richness. Local festivals celebrate the region's First Nations heritage, while art galleries and museums showcase the area's history and contemporary art scene. The town's welcoming atmosphere and strong community ties make it a desirable place to live for both young families and retirees looking to enjoy a balanced coastal lifestyle amidst stunning natural surroundings.

The Campbell River Airport (YBL) offers numerous benefits that significantly enhance the convenience and accessibility of air travel for both residents and visitors of the region. Strategically located on Vancouver Island, the airport serves as a crucial hub for regional connectivity, enabling efficient travel to and from various destinations. One of the primary advantages of the Campbell River Airport is its ability to accommodate private aircraft, making it an ideal choice for business travelers and private pilots. Additionally, the airport is equipped with a customs office, facilitating seamless international arrivals and departures, thus enhancing its utility for cross-border travel.

Several airlines operate at the Campbell River Airport, providing passengers with a variety of flight options. Notably, Pacific Coastal Airlines and Central Mountain Air offer regular scheduled services, ensuring reliable and frequent connections to major cities such as Vancouver and beyond. These airlines contribute to the airport's role as a vital link in the regional transportation network. Furthermore, the presence of customs services at YBL allows for international travel, extending its reach and appeal. Whether for business, leisure, or private travel, the Campbell River Airport stands out as a well-equipped, convenient, and accessible gateway to the region and beyond.

## **RECREATION**

As the "Salmon Capital of the World," fishing is a prominent activity here, drawing anglers from far and wide to test their skills in both freshwater rivers and the abundant ocean waters. Salmon, steelhead, and trout are among the prized catches that attract fishing enthusiasts year-round.

For those who prefer to explore the outdoors by foot, Campbell River is surrounded by numerous hiking trails that cater to all skill levels. From leisurely strolls along oceanfront paths to challenging hikes through old-growth forests and up mountainsides, there's a trail for

everyone. Notable hiking spots include Elk Falls Provincial Park, featuring a spectacular suspension bridge overlooking a cascading waterfall, and Strathcona Provincial Park, British Columbia's oldest provincial park, known for its rugged terrain and alpine lakes.

AWater-based activities abound in Campbell River's pristine coastal environment. Kayaking and paddleboarding are popular choices, offering a tranquil way to explore the coastline and encounter marine life up close. Guided tours are available for those seeking to learn about the area's ecology and history while navigating its picturesque waters. Whale watching tours are also a highlight, providing opportunities to witness orcas, humpback whales, and other marine mammals in their natural habitat.

AFor those who prefer activities on dry land, Campbell River offers golf courses with scenic views of the ocean and mountains, as well as opportunities for mountain biking and off-road exploring in nearby forests and logging roads. Wildlife enthusiasts can participate in birdwatching expeditions or visit the Campbell River Whale Interpretive Centre to learn more about the region's iconic marine mammals.

AOverall, Campbell River's abundance of recreational activities ensures that outdoor enthusiasts of all interests and ages can find something to enjoy amidst the area's breathtaking natural beauty.

## **BOUNDARIES**

Please see mapping section, all boundaries are approximate.

## **MAP REFERENCE**

50° 2'35.32"N and 125°15'55.64"W

## **INVESTMENT FEATURES**

Multiple revenue sources with room for expansion and/or redevelopment.

## **TAX DETAILS**

### **Land**

\$77,429.80 (2024)

### **Water Lot (Foreshore Lease payment)**

\$141,408.18 (2024)

## **ZONING**

C-5 Commercial Five  
RM-2 Residential Multiple Two  
PA-2 Public Areas Two  
City of Campbell River Zoning Bylaw No. 3250, 2006.

Additional zoning information can be found on the [City of Campbell River website.](#)

## **LEGAL**

Lot 4, District Lot 132, Sayward District, Plan 2309, Except Part in Plans 50228 and VIP67873  
PID 000-185-019

Lot 5, District Lot 132, Sayward District, Plan 2309, Except Part in Plan VIP67873  
PID 000-185-051

District Lot 132, Sayward District, Except Parcel A (DD D16918) thereof and Except Those Parts  
in Plans 2309 and 2389  
PID 009-655-638

Commercial Marina Lease No. V887551, File No. 1402631  
Block A, District Lot 1217 and Blocks A, B and C, District Lot 1509, all within Sayward District

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LINKS