

FOR SALE | LAND

CBRE



LOT 1

SOMERS ROAD | PORT ALBERNI

LOT 1

5 ACRES OF LAND IN PORT ALBERNI

CBRE Limited is pleased to present the opportunity to purchase Lot 1 at Somers Road in Port Alberni. This rare corner-lot parcel is vacant and is designated for ALR use (agriculture land reserve). This unique opportunity is ready for any agricultural project.

HIGHLIGHTS

- Central Mid-Island Location
- Minutes to Downtown Port Alberni
- Flexible Agricultural Land Opportunity

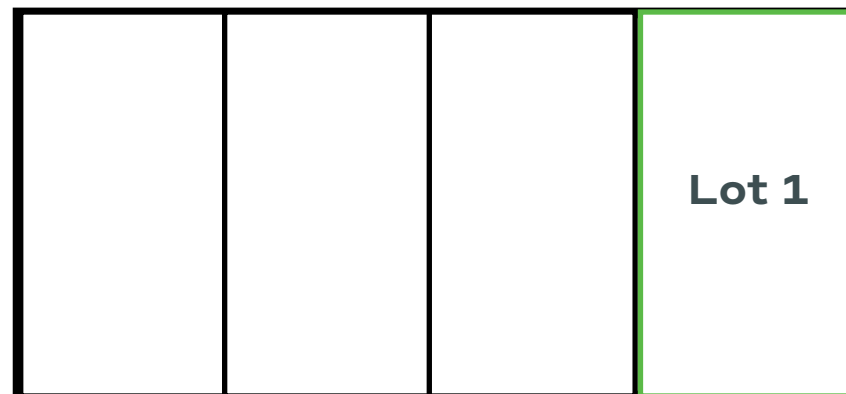
DETAILS

LAND SIZE	5 Acres
PID	003-261-212
LAND USE	ALR: Agriculture Land Reserve

LAND USES

ALR Permitted Uses

- + Green Housing
- + Agroforestry
- + Farm Retail Sales
- + Equestrian Facilities
- + Wineries & Cideries
- + Boarding Kennel
- + Farming
- + Education & Research
- + Land Development for Farm Purposes
- + Temporary or Seasonal Agri-Tourism Activities



Somers Road

High Valley Road



SALE PRICE \$549,000



PORT ALBERNI

Lot 1 at Somers Road is easily accessible off Beaver Creek Road. Located on the corner of Somers Road and High Valley Road, just 15 minutes north of downtown Port Alberni. Surrounded by existing farmland and beautiful mountainous landscapes. Port Alberni boasts natural beauty with opportunities for outdoor activities like hiking, salmon fishing, and wildlife viewing, particularly at the nearby Sproat Lake Provincial Park and Cathedral Grove. There are several cultural attractions including the Alberni Valley Museum and the Maritime Discovery Centre. This central city is a gateway to other scenic locations and attractions, making it an ideal choice for any agriculture business use.



POPULATION: 27,000+



READY FOR AGRICULTURAL GROWTH



LOCATION BENEFITS

- Nearby Wal-Mart Supercentre
- Near former Catalyst Paper Mill
- Waypoint between Nanaimo & Tofino
- 15 Minutes to Downtown Core & Marina

FOR SALE

LOT 11

SOMERS ROAD | PORT ALBERNI

CONTACT US

Patrick Gunville

Senior Associate

patrick.gunville@cbre.com

250 895 1177

Jeff Lougheed

Vice President

jeff.lougheed@cbre.com

250 386 0001

CBRE Limited | 110-800 Yates Street, Victoria BC | V8W 1L8

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth