

FOR SALE

# 50-ACRE INDUSTRIAL OPPORTUNITY

CURRENTLY IMPROVED AS AN OPERATING SAWMILL QUALICUM, BC



# The Offering

### 50 Acres of Industrially Zoned Land with 238,400 SF of Building Improvements

CBRE Victoria is pleased to present the opportunity to purchase the Long Hoh Sawmill in Qualicum, BC. This 50-Acre industrial property is located at 1205-1225 Clarke Road, 5 minutes from Hwy 19 North-Southbound. This functioning sawmill property features 238,400 SF of building improvements, and 544,500 SF of paved area, providing an exceptional turn-key sawmill opportunity. Additionally, there are preliminary plans available to subdivide the Property into 7 bare land industrial strata lots providing an intriguing investment opportunity.

- + Over 50 acres of industrially zoned land
- + Over 238,000 SF of building improvements
- + Over 544,000 SF of paved surface area
- + Functional sawmill opportunity
- + Improved with water system, fire hydrants, kiln gravel area, 3 x 2,000 amp 3-phase transformers
- + Preliminary plan to subdivide into bare land industrial strata lots (contact agents)
- + Ideally located blocks from Highway 4 (East-West) and 5 minutes from Highway 19 (North-South)

#### **Details**

#### 1205 Clarke Road

**Legal Description** LOT A, PLAN VIP61424, DISTRICT

LOT 74, CAMERON LAND

**DISTRICT** 

**PID** 023-080-647

Land Size 1 Acre

Zoning I-2 Industrial Zone
OCP Industrial, not in ALR

**Power** 

Sewer Septic System

**Improvements** See Improvement List

Property Taxes \$4,197

### 1225 Clarke Road

LOT 5, DISTRICT LOT 74, NEWCASTLE DISTRICT (SITUATED WITHIN CAMERON DISTRICT), PLAN 2002, EXCEPT THOSE PARTS IN PLANS 38086, 46978, VIP54469, AND VIP61424

006-618-847

49.69 Acres

I-2 Industrial Zone

Industrial, not in ALR

3 x 2,000 Amp 3-Phase Transformers

Septic System

See Improvement List

\$98,321

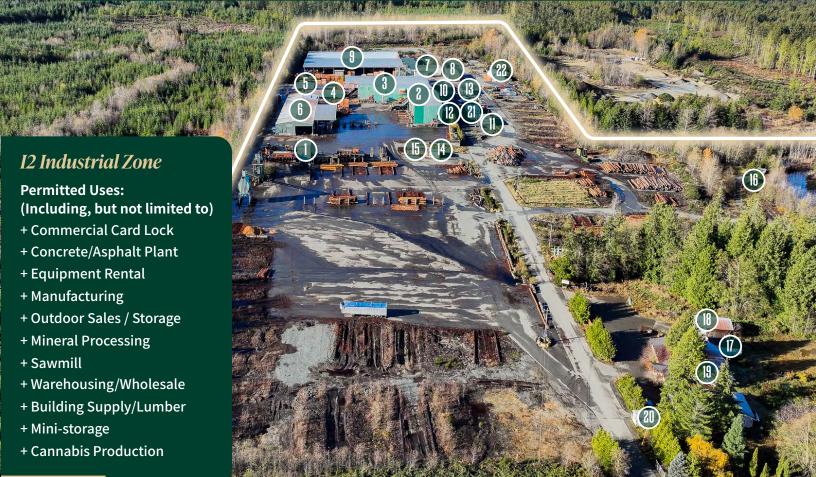
### **Price: Contact Agents**





### Improvement List

#	Building	Size SF	Yr. Built	Ceiling	Construction	Roof	Floor
1	Barker Building	1,592	1997	40'	Steel Frame	Metal	Concrete Slab
2	Sawmill Buildings	56,160	1997	40'	Steel Frame	Metal	Concrete Slab
3	Timber Deck & Timber Shed	21,000	1997	30'	Steel Frame	Metal	Concrete Slab
4	Green Chain 1	6,750	1997	40'	Steel Frame	Metal	Concrete Slab
5	Green Chain 2	4,558	1997	20'	Steel Frame	Metal	Concrete Slab
6	Dry Storage & Shipping Office	28,200	1996	30'	Steel Frame	Metal	Concrete Slab
7	Boiler Room	3,621	2003	20'	Steel Frame	Metal	Concrete Slab
8	Kiln Enclosures	6,888	2003	20'	Steel Frame	Metal	Concrete Slab
9	Lumber Storage & Stickline Bldg	92,625	2003	20'	Steel Frame	Metal	Concrete Slab
10	MCC Room	540	1997	8'	Concrete Block	Metal	Concrete Slab
11	Mill Office Trailer	1,400	2018	8'	Wood Frame	Metal	Concrete Slab
12	Ambulance Shed	345	2007	8'	Wood Frame	Metal	Gravel Fl. Slab
13	Sawmill Lunchroom Trailer	945	1997	8'	Wood Frame	Metal	Gravel Fl. Slab
14	Fuel Storage Shed	306	1997	8'	Wood Frame	Metal	Concrete Slab
15	Log Yard Lunchroom Trailer	400	1997	8'	Wood Frame	Metal	Concrete Slab
16	Pump House	432	1997	8'	Wood Frame	Metal	Concrete Slab
17	Water Filtering & Storage Shed	720	1990	8'	Wood Frame	Asphault Shingle	Concrete Slab
18	Car Garage	480	1990	8'	Wood Frame	Metal	Concrete Slab
19	Main Office & Residence	5,654	2000	8'-10'	Wood Frame	Asphault Shingle	Concrete Slab
20	Guard House	144	1997	8'	Wood Frame	Asphault Shingle	Concrete Slab
21	Office & First Aid Trailer	2,440	2010	8'	Wood Frame	Metal	Concrete Slab
22	PVC Fabric Shelter	3,200	2021	15'	Steel Frame	PVC Fabric	Asphault





# 50-ACRE INDUSTRIAL OPPORTUNITY

### **EXCLUSIVE ADVISORS:**

### **Ross Marshall**

Personal Real Estate Corporation Senior Vice President Investment Properties Group Victoria **250 386 0004** 

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### **Cooper Anderson**

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## PRICE: CONTACT AGENTS

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## **CBRE**

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