

1225
Clarke Road

LONG-HOH SAWMILL

CBRE

FOR SALE

50-ACRE INDUSTRIAL OPPORTUNITY

CURRENTLY IMPROVED AS AN OPERATING SAWMILL
QUALICUM, BC



CLARKE ROAD

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	1225 Clarke Road
Legal Description	LOT A, PLAN VIP61424, DISTRICT LOT 74, CAMERON LAND DISTRICT	LOT 5, DISTRICT LOT 74, NEWCASTLE DISTRICT (SITUATED WITHIN CAMERON DISTRICT), PLAN 2002, EXCEPT THOSE PARTS IN PLANS 38086, 46978, VIP54469, AND VIP61424
PID	023-080-647	006-618-847
Land Size	1 Acre	49.69 Acres
Zoning	I-2 Industrial Zone	I-2 Industrial Zone
OCP	Industrial, not in ALR	Industrial, not in ALR
Power		3 x 2,000 Amp 3-Phase Transformers
Sewer	Septic System	Septic System
Improvements	See Improvement List	See Improvement List
Property Taxes	\$4,197	\$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	Asphalt 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	Asphalt Shingle	Concrete Slab
20	Guard House	144	1997	8'	Wood Frame	Asphalt 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	Asphalt



12 Industrial Zone

Permitted Uses:

(Including, but not limited to)

- + Commercial Card Lock
- + Concrete/Asphalt Plant
- + Equipment Rental
- + Manufacturing
- + Outdoor Sales / Storage
- + Mineral Processing
- + Sawmill
- + Warehousing/Wholesale
- + Building Supply/Lumber
- + Mini-storage
- + Cannabis Production

1225 Clarke Road

LONG-HOH SAWMILL

QUALICUM BEACH

PARKSVILLE

 SUBJECT PROPERTY

LANTZVILLE



Departure Bay Terminal

NANAIMO

Nanaimo Airport



Location

Qualicum Beach
Nanaimo
Departure Bay
Nanaimo Airport
Port Alberni
Victoria

Drive Time

10 Mins
35 Mins
35 Mins
42 Mins
32 Mins
2 Hours

50-ACRE INDUSTRIAL OPPORTUNITY

EXCLUSIVE ADVISORS:

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