

**FOR SALE**

# STUNNING 54-ACRE OCEANFRONT RV RESORT INVESTMENT OPPORTUNITY

STEPS FROM PARKSVILLE COMMUNITY PARK & BEACH

200 NORTH CORFIELD STREET | PARKSVILLE, BC



Parksville Community Park

Englishman River Estuary

**CBRE**

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# THE OPPORTUNITY

CBRE Limited is pleased to offer for sale Surfside RV Resort located at 200 North Corfield Street in Parksville, BC. The 54.11 acre Subject Property consists of 335 fully serviced RV sites (27 owned by the resort), with another 90 developable pads remaining under the permit. RV resort amenities include a heated pool, hot tub, tennis courts and a full service clubhouse. This is an ideal investment opportunity for investors interested in acquiring oceanfront real estate in the highly sought after Parksville region on Vancouver Island.

- ✓ 54.11 acres of prime oceanfront land
- ✓ Permitted for 425 total pads
  - 335 existing pads
    - 27 owned by resort
    - 308 under long term membership agreements
  - 90 developable pads (plans in place for 60)
- ✓ 3,000 lineal feet of waterfront
- ✓ Well managed & established operation
- ✓ 5 star rating (Woodall's Campground Directory)

## RV RESORT HIGHLIGHTS

- + Large RV sites averaging 2,300 SF
- + 10' x 40' and 12' x 40' pad sizes
- + Full underground services
- + Pad servicing: 30-amp (254) / 50-amp (81)
- + Wireless Internet
- + Digital phone & cable availability
- + Clubhouse with pool table, darts, shuffleboard, and full kitchen facilities for entertaining
- + Oceanfront pool, hot tub & sundeck
- + Lounge with TV & fireplace
- + Tennis & volleyball courts, horseshoe pits
- + Storage area for RV's & boats
- + Private beach access
- + Washrooms, showers & laundry

**Price: \$14,000,000**

## PARKSVILLE'S PREMIER RV RESORT

A spectacular 335-pad oceanfront RV resort equipped with clubhouse, pool and hot tub. Experience the security and privacy of a gated community, surrounded by natural beauty, all within walking distance to Parksville's commercial centre, restaurants, as well as a wide variety of leisure activities.

[▶ WATCH THE VIDEO](#)



Clubhouse / Rec Center



Tennis Courts



Pool & Hot Tub Facility





# INCOME OPPORTUNITIES

- Sell memberships to the 27 resort-owned pads
- Develop up to 90 additional pads
- Management fees from 308 member pads
- Additional income streams (laundry, transfers, rental service fees, etc.)

# PROPERTY DETAILS

**Address:**  
200 North Corfield Street, Parksville, BC

**PID:**  
024-386-596

**Legal Description:**  
Lot A, District Lot 2 & 50, Land District 33, VIP68551

**Land Size:**  
54.11 Acres

**Permitted Pads:**  
425

**Existing / Remaining Developable Pads:**  
335 / 90

**Zoning:**  
E1 Campground and Conservation

**Property Taxes:**  
\$75,330 (2025)

**Assessed Value:**  
\$12,726,000 (2026)

# SITE MAP



- Parksville Community Park**
- Playground
  - Splash Park
  - Mini Golf
  - Outdoor Gym
  - Pickle & Volleyball
  - Food Trucks
  - Beaches / Gardens

# EXPANSION POTENTIAL

There are 90 remaining developable pads on the permit, with plans for a 60-pad expansion in the Western portion of the property, providing purchasers with additional income potential.

**EXPANSION AREA**  
Up to 90 Pads

# SURFSIDE PAD SUMMARY

Total Permitted Pads:	425
Existing Pads:	
Resort Owned:	27
Member Leased:	308
Total Existing Pads:	335
Remaining Developable Pads:	90





# Welcome to Parksville, BC

City	Drive Time	Population
Nanaimo:	30 Mins	170,367
Greater Victoria:	1 Hour 45 Mins	441,491
Qualicum:	6 Mins	31,054
Port Alberni:	35 Mins	33,521
Comox Valley:	45 Mins	72,148
Ferry Terminal to Vancouver:	26 Mins	2,642,825

## WHY PARKSVILLE?

### TOURISM-DRIVEN DEMAND:

- Year-round attraction through beaches, festivals, and natural beauty supports vacation rental and hospitality sectors.
- Parksville-Qualicum Beach (PQB) generates around \$170M in GDP and \$290M in economic output (2018/2019 data) supporting ~1,800 jobs

### DEMOGRAPHIC APPEAL:

- Consistent growth and an aging (retiree) demographic with medium/lower housing demand but growing services sector (healthcare, retail, recreation).

### INFRASTRUCTURE & AMENITIES:

- **Beaches:** Parksville Beach, Rathtrevor Beach Provincial Park, community parks (playgrounds, water park, boardwalk).
- **Outdoor activities:** hiking, biking, canoeing, festivals (e.g., Brant Wildlife, sandcastle contests), mini-golf, family fun zones.
- **Wellness & dining:** Grotto Spa, Mount Arrowsmith Brewing Company, diverse restaurants, food trucks, farmers' markets.
- **Parks:** Community Park with playgrounds, sports fields, picnic shelters; Englishman River Falls nearby.

### LIFESTYLE APPEAL:

- Warmest year-round climate in Canada (Mediterranean-like, ~2,047 hrs sunshine/year), access to healthcare, outdoor/lifestyle amenities attract both retirees and young professionals.

### STRONG LOCAL ECONOMY:

- Tourism, retirement services, and growing retail/healthcare sectors provide employment and sustained local economic health.





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STEPS FROM PARKSVILLE COMMUNITY PARK & BEACH

▶ WATCH THE VIDEO



PARKSVILLE



**Price: \$14,000,000**

## EXCLUSIVE ADVISORS:

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