

FOR SALE

STUNNING 54-ACRE OCEANFRONT RV RESORT INVESTMENT OPPORTUNITY

STEPS FROM PARKSVILLE COMMUNITY PARK & BEACH

200 NORTH CORFIELD STREET | PARKSVILLE, BC



CBRE

CBREVICTORIA.COM | CBRE.CA

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**



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

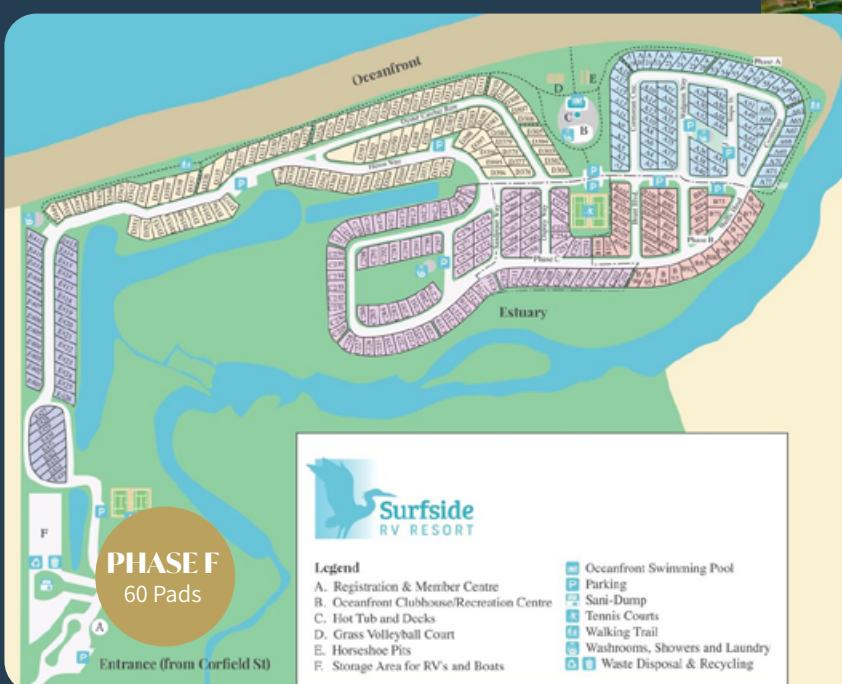
Property Taxes:

\$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.

SURFSIDE PAD SUMMARY

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



Surfside
RV RESORT

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.

FOR SALE

STUNNING 54-ACRE OCEANFRONT RV RESORT INVESTMENT OPPORTUNITY

STEPS FROM PARKSVILLE COMMUNITY PARK & BEACH

▶ WATCH THE VIDEO



Price: \$14,000,000

EXCLUSIVE ADVISORS:

Chris Rust

Personal Real Estate Corporation
Senior Vice President
250 386 0005
chris.rust@cbre.com

Ross Marshall

Personal Real Estate Corporation
Senior Vice President
250 386 0004
ross_marshall@cbre.com

CLICK FOR CONFIDENTIALITY AGREEMENT

CBRE

INVESTMENT PROPERTIES GROUP
VICTORIA

SPECIALIZING IN INVESTMENT & DEVELOPMENT PROPERTIES

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, EnviroNex Analytics, Microsoft Bing, Google Earth.

www.cbre.ca
www.cbrevictoria.com