

FOR SALE

± 115 ACRE ZONED MULTI-PHASE RESIDENTIAL DEVELOPMENT OPPORTUNITY

2337 & 2365 QUINSAM RD | CAMPBELL RIVER, BC



Campbell River Golf Club



North Campbell River

Downtown Campbell River



Discovery Harbour

Tyee Plaza



QUADRA ISLAND FERRY

CBRE



KINGFISHER
RIDGE

THE OPPORTUNITY

CBRE Victoria's Investment Properties Group is pleased to present +/- 115 Acres (42.7 developable) of zoned residential land in Campbell River, BC. This optimal land parcel is located directly South of the Campbell River and across the Highway from the new Campbell River Golf Club, offering stunning natural scenery and direct proximity to Hwy 19. Recent zoning approvals allow for a variety of housing forms including single family lots, duplex lots, multi-family apartment/condo buildings, townhomes, small lot housing and mobile home parks. With the ability to develop 620 residential units*, developers can market the 32 single family lots (up to 4 units) while master planning future phases in this rapidly growing community.

HIGHLIGHTS

- ✓ +/- 115 acres (42.7 developable) of scenic residential land
- ✓ Comprehensive zoning in place, allowing for a variety of housing types
- ✓ Significant scale with the ability to develop 620 residential units *
- ✓ 32 single family lots (allowing up to 4 units) can be brought to market first to raise capital for future phases
- ✓ Flexible zoning allows for the adjustment of future phases to meet market needs
- ✓ Rapidly growing region with residential demand outpacing supply
- ✓ Current ownership has spent +/- \$700,000 addressing wetlands work & stream crossing requirements, allowing for ease of development
- ✓ Located adjacent to new Campbell River Golf Club Hotel & Spa and minutes from Downtown Campbell River and a full array of amenities
- ✓ Close proximity to desirable eco-tourism locations (Strathcona Park, Mt. Washington, Elk Falls, Quadra Island)



 Flexible Zoning in Place

 Proximity to City Center

 Variety of Buildable Forms

 Flexible Master Plan

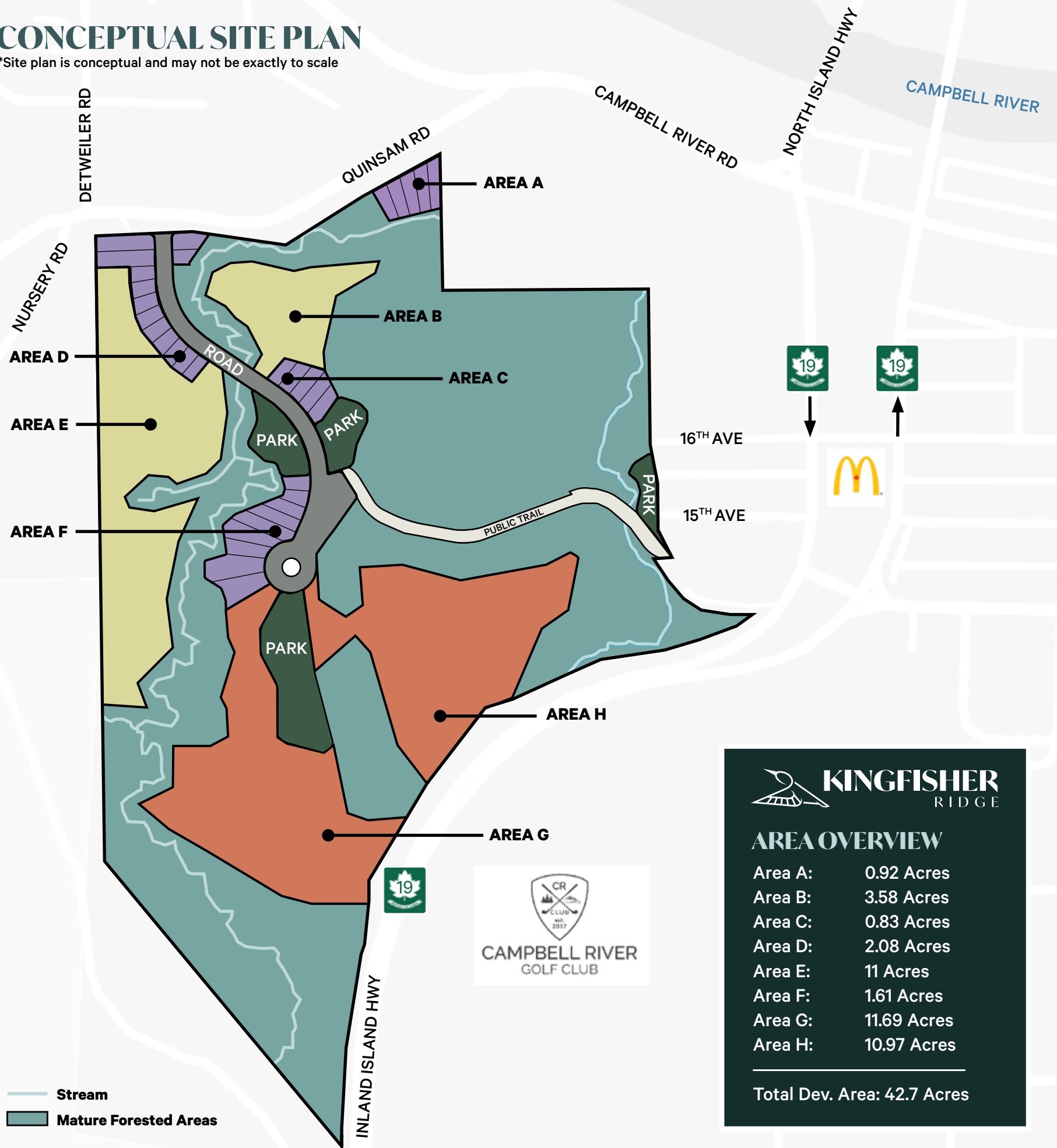


Price: Contact Agents

* Buildable dwelling units have been identified from zoning density allowances. Actual units may vary depending on a number of factors including roads, parking, setbacks, municipal capacity and site design

CONCEPTUAL SITE PLAN

*Site plan is conceptual and may not be exactly to scale



KINGFISHER RIDGE

AREA OVERVIEW

Area A:	0.92 Acres
Area B:	3.58 Acres
Area C:	0.83 Acres
Area D:	2.08 Acres
Area E:	11 Acres
Area F:	1.61 Acres
Area G:	11.69 Acres
Area H:	10.97 Acres

Total Dev. Area: 42.7 Acres



PROPERTY DETAILS

Civic Addresses: 2337 & 2365 Quinsam Road | Campbell River, BC

Legal Description: DISTRICT LOT 66 SAYWARD LAND DISTRICT EXCEPT PLAN 11137 12046 14662 16401 28574 30911 3304 RW VIP69094 VIP80166, LYING S OF S BDY PL 2596 AND W OF W BDY PCL B (DD 490061) | LOT 1, DISTRICT LOT 66, SAYWARD DISTRICT, PLAN 14662

PID: 009-647-830 | 004-246-845

Total Land Size: 115.32 acres

Property Taxes: \$20,219 (2025)

Utility Services: Contact agents for costing and details

DEVELOPMENT AREAS

Area A/C/D/F

Zone Code: R-1 - Residential Infill Zone

Build Form: Up to 4 units per Lot

Land Size: 4.61 acres

Number of Lots: Area A - 5 Lots (average lot size: 7,990 SF)
Area C - 5 lots (avg. lot size: 7,255 SF)
Area D - 13 lots (avg. lot size: 6,955 SF)
Area F - 9 lots (avg. lot size: 7,786 SF)

Area B/E

Zone Code: RM-3 - Residential Multiple Three Zone

Build Form: Townhome / apartment (6 storey)

Land Size: Area B: 3.58 acres / 1.45 hectares
Area E: 11 acres / 4.45 hectares

Density: 75 uph

Dwelling Units: Area B: Up to 109 units plus bonus density*
Area E: Up to 334 units*

Area G/H (Lot 35/36)

Zone Code: CDX - Comprehensive Development Zone

Build Form: Small lot / modular / mobile homes

Land Size: 22.66 acres / 9.17 hectares

Min. Lot Area: 250 m² (fee simple) / 150 m² (strata)

Dwelling Units: Approx. 240 units*

* Buildable dwelling units have been identified from zoning density allowances. Actual units may vary depending on a number of factors including roads, parking, setbacks, municipal capacity and site design

SUPPORTED HOUSING TYPES



AREA A | R-1 Fourplex example



AREA B | RM-2 Multifamily Example



AREA E | RM-3 Townhome Example



AREA G,H | CDX Small Lot Example

THE CASE FOR RESIDENTIAL DEVELOPMENT IN CAMPBELL RIVER:

Development Factor

- + Strong unmet housing demand
- + Population growth
- + Severe rental shortage
- + Rising seniors population
- + Stable and resilient home prices
- + City and provincial policy support
- + Economic diversification

Evidence

8,294 housing units needed by 2041
 Projected to reach 42,000 by 2041
 1.3% vacancy, 42% rent increase
 150% growth in 75+ group
 Benchmark ~\$657k
 Zoning reforms, OCP updates required by law
 Expanding healthcare, tech, tourism sectors

Source

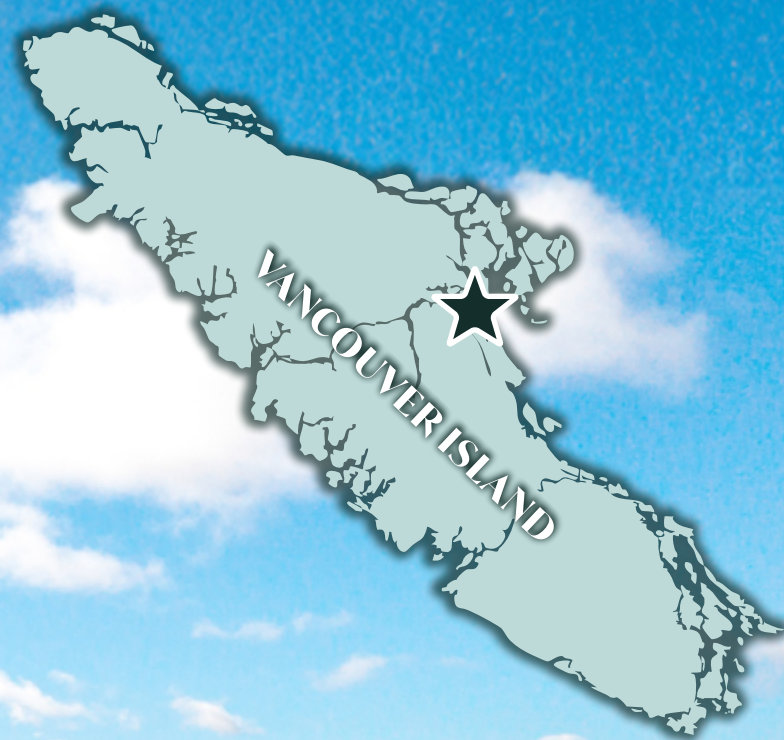
theraven.fm
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 campbellriver.ca



Welcome to Campbell River, BC

Named one of the top five quality of life destinations in North America by Foreign Direct Investment Magazine, Campbell River is a vibrant coastal city on the east side of Vancouver Island. It is widely celebrated for its breathtaking natural setting, rich cultural character, and year-round outdoor lifestyle. Known as the “Salmon Capital of the World” it welcomes residents and visitors to experience world-class fishing, cold-water diving, whale watching, hiking, and countless other nature-driven adventures across its beaches, forests, and provincial parks.

Surrounded by rugged mountains, protected old-growth forests, and the dynamic waterways of Discovery Passage, the city offers an exceptional balance of recreation, community amenities, and west-coast charm. Outdoor enthusiasts thrive here, with opportunities ranging from boating and biking to skiing at nearby Mount Washington, while those seeking culture and comfort enjoy local dining, arts, boutique shopping, and a lively waterfront.



TOURISM-DRIVEN DEMAND:

- Tourism is a core economic sector, supported by vibrant wildlife tours, eco-adventures, and a growing hospitality industry.
- Surrounded by five provincial parks and iconic natural attractions like Elk Falls Provincial Park and Suspension Bridge
- Campbell River offers year-round outdoor adventures such as whale watching, bear viewing, hiking, and kayaking.

DEMOGRAPHIC APPEAL:

- Campbell River's population continues steady growth, rising to an estimated 39,033 in 2026, reflecting consistent annual increases that signal long-term community vitality.
- The median age of 47.5 highlights strong appeal among retirees while still attracting families and working-age residents, creating a balanced demographic mix.

INFRASTRUCTURE & AMENITIES:

- Major city upgrades include over \$1.68M in federal funding for repaved roads, bridge rehabilitations, pedestrian safety improvements, and modernized community planning.
- Regional infrastructure resilience is increasing through BC Hydro's multi-year seismic upgrade projects across the John Hart, Ladore, and Strathcona dams, reinforcing long-term safety and economic stability.
- Community amenities include high-quality recreation facilities such as Strathcona Gardens Recreation Complex and the Campbell River Sportsplex, offering extensive fitness, aquatic, and family-friendly programs.

STRONG LOCAL ECONOMY:

- Key economic pillars include forestry, aquaculture, tourism, and healthcare, with growth emerging in renewable energy and technology sectors.
- The local job market is healthy and diversifying, supported by infrastructure expansion such as upgrades to the airport and regional dam projects, which attract new businesses and skilled workers.
- Population growth and rising demand for services continue to stimulate economic activity, supporting a stable environment for housing, retail, and small business development.



KINGFISHER RIDGE



Campbell River Golf Club



18TH AVE



Discovery Harbour Centre



FOR SALE



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BLOCKS FROM THE CAMPBELL RIVER DOWNTOWN CORE

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EXCLUSIVE ADVISORS:

Ross Marshall

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

Chris Rust

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

Cooper Anderson

Sales Associate
250 386 0276
cooper.anderson@cbre.com

[CLICK FOR CONFIDENTIALITY AGREEMENT](#)

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CBRE LIMITED | 110-800 YATES STREET | VICTORIA, BC V8W 1L8

www.cbre.ca
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