



**8.5 Acres with Agri-Business
Potential - Qualicum Beach**



www.landquest.com

Wyatt Hansen
wyatt@landquest.com
(250) 207-6929



Marketing British Columbia to the World®



“The Source” for Oceanfront, Lakefront,
Islands, Ranches, Resorts & Land
in British Columbia

www.landquest.com

8.5 Acres with Agri-Business Potential

Qualicum Beach, Vancouver Island

PROPERTY DETAILS

Listing Number:	24259
Price:	\$875,000
Taxes (2024):	\$1,750
Size:	8.5 acres

DESCRIPTION

This rare 8.5-acre proposed lot within the Agricultural Land Reserve (ALR), located in desirable Qualicum Beach, is a unique opportunity for those looking to start an agri-business or other ALR-compliant venture. Positioned just off the Inland Island Highway with easy access from Horne Lake Road, this property combines the benefits of accessibility with rural charm, all while being minutes from town amenities. Currently awaiting subdivision approval, this land is primed for the next stages of development, thanks to substantial groundwork already invested by the current owner.

With ALR designation, the property supports a variety of agricultural and business ventures, including agritourism, small-scale farming, breweries, distilleries, marijuana cultivation, and more. The seller is open to a joint venture, offering an exciting collaboration opportunity for entrepreneurs aiming to bring a business vision to life in an area well-suited for growth and innovation. Whether you envision a niche farm-to-table experience, a craft distillery, or a unique agribusiness, this property provides the ideal canvas.

Additionally, the neighboring Lot B is available for sale and zoned for residential development,

offering potential synergy for buyers interested in both agricultural and residential investment. Secure this versatile property in one of Vancouver Island's most scenic regions and bring your business ambitions to the thriving Qualicum Beach area.

LOCATION

Rural Qualicum Beach, BC

AREA DATA

Qualicum Beach, nestled along Vancouver Island's scenic east coast, is known for its relaxed, small-town charm, stunning natural beauty, and vibrant community. With miles of sandy beaches, lush parks, and panoramic views of the Georgia Strait, it's a haven for outdoor enthusiasts who enjoy hiking, golfing, kayaking, and beachcombing. The town boasts a charming downtown filled with boutique shops, cafés, and restaurants, as well as a thriving arts scene with galleries and annual festivals. With a mild climate and easy access to both urban amenities and rural landscapes, Qualicum Beach is ideal for those seeking a balanced lifestyle where natural beauty and community spirit come together.

MAP REFERENCE

49°22'37.44"N and 124°36'57.92"W

INVESTMENT FEATURES

- Near-approved subdivision
- Extensive plans
- Joint venture
- Agri-business



SERVICES

- Water and power nearby
- Planned septic field

IMPROVEMENTS

- Approach/entrance
- Cleared
- Subdivision plans

ZONING

- AG1
- Property is within the ALR

TERM

Opportunity for joint venture and vendor financing.
Contact agent for details.

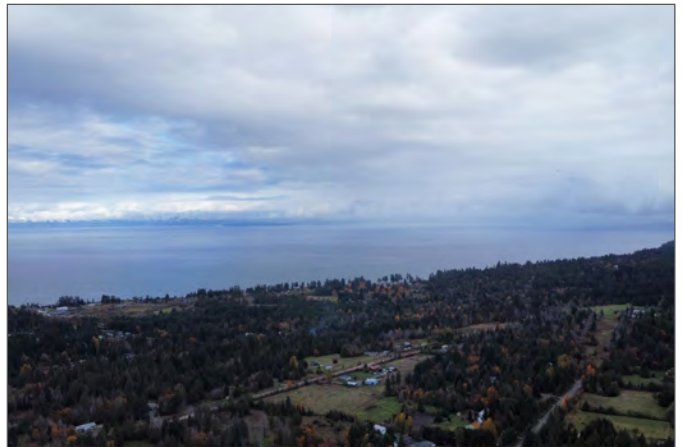
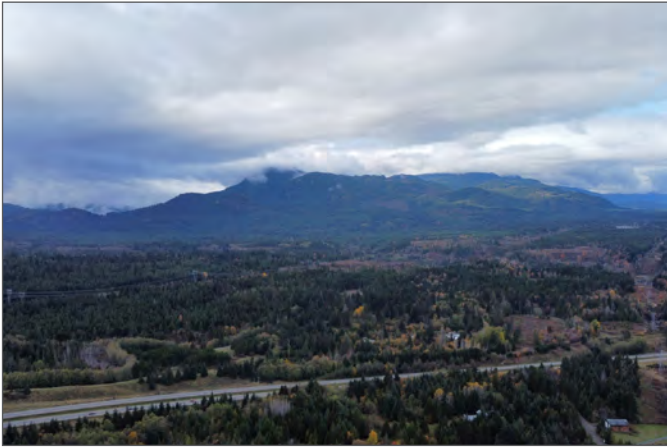
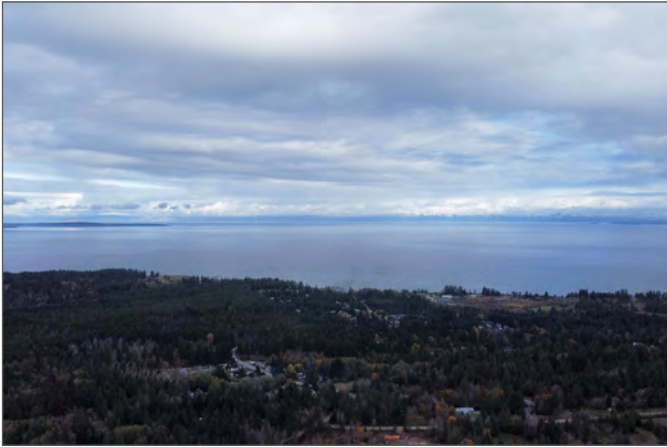
LEGAL

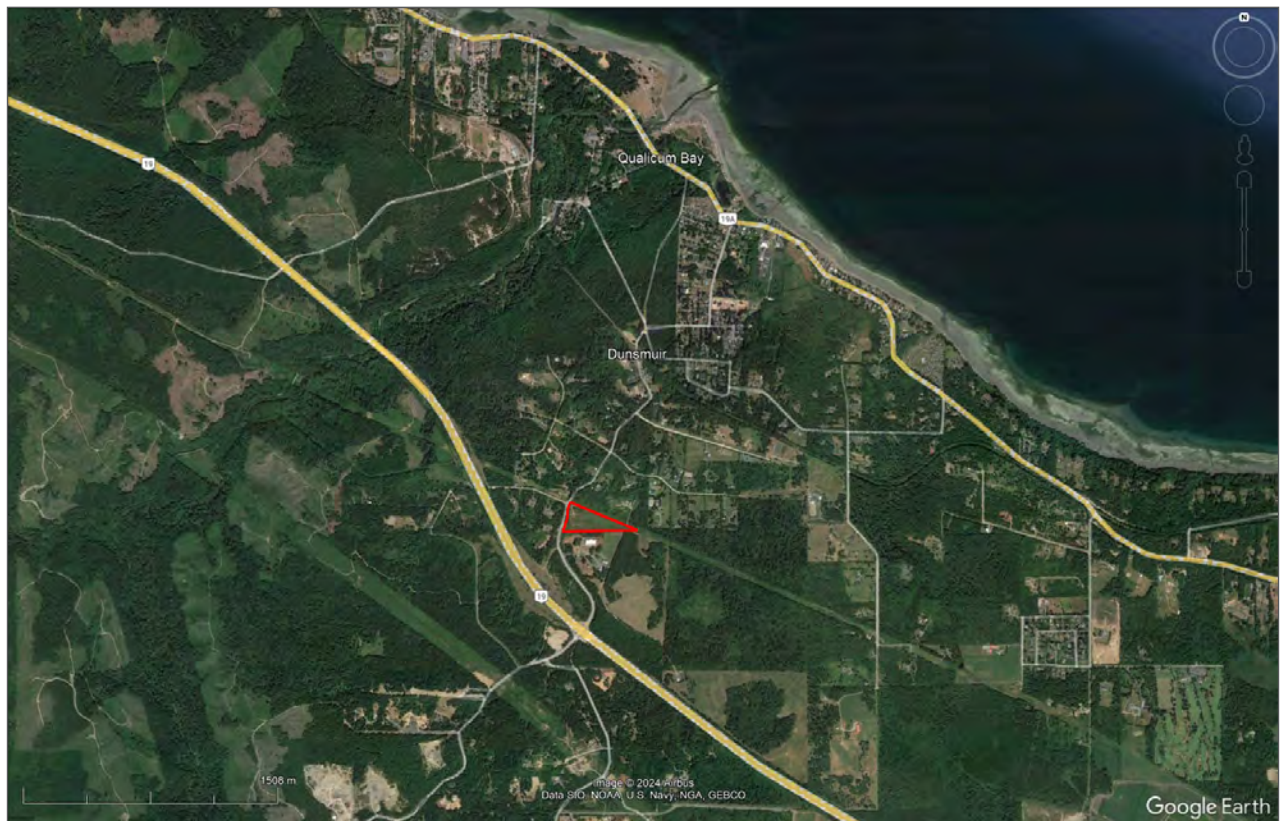
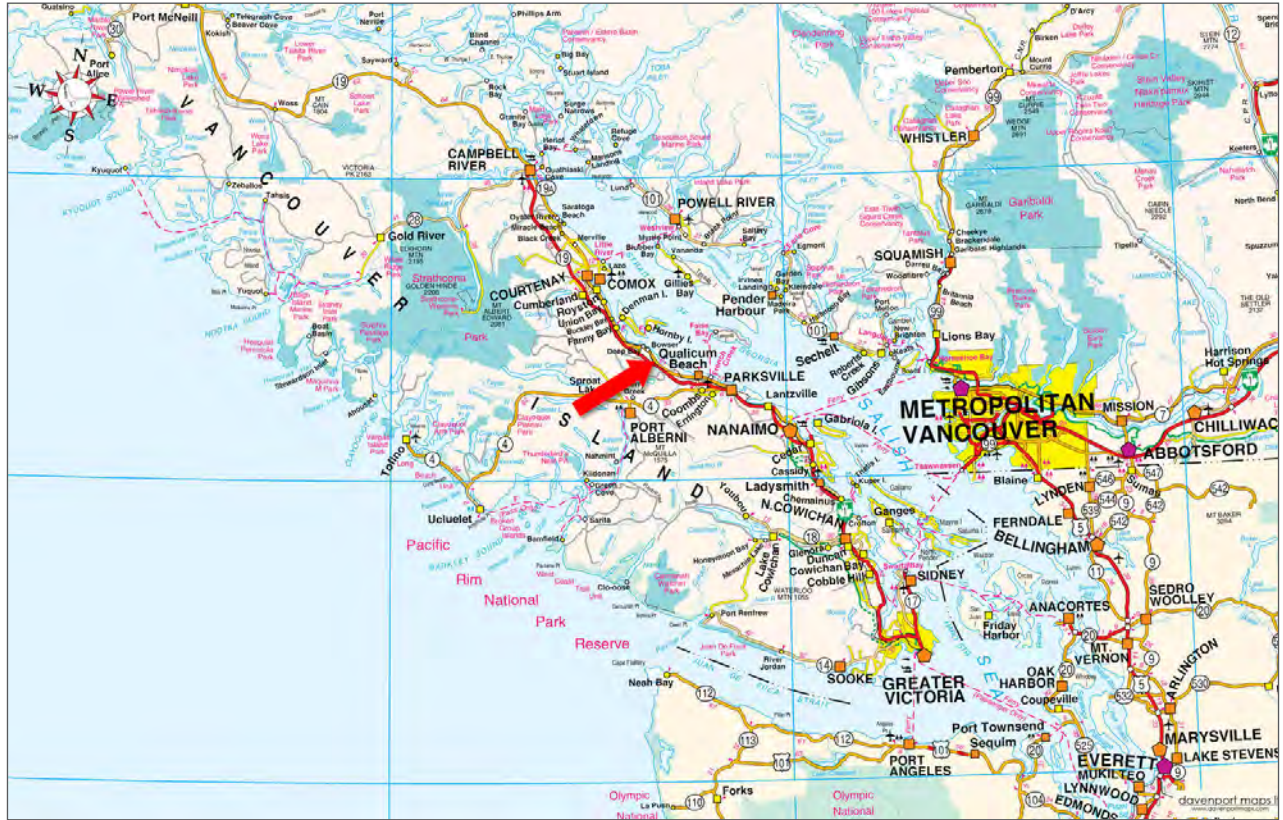
LOT 8 DD 51006N DISTRICT LOT 90 NEWCASTLE
DISTRICT PLAN 1874 EXCEPT PART IN PLAN
VIP63298 - PID 005-469-325

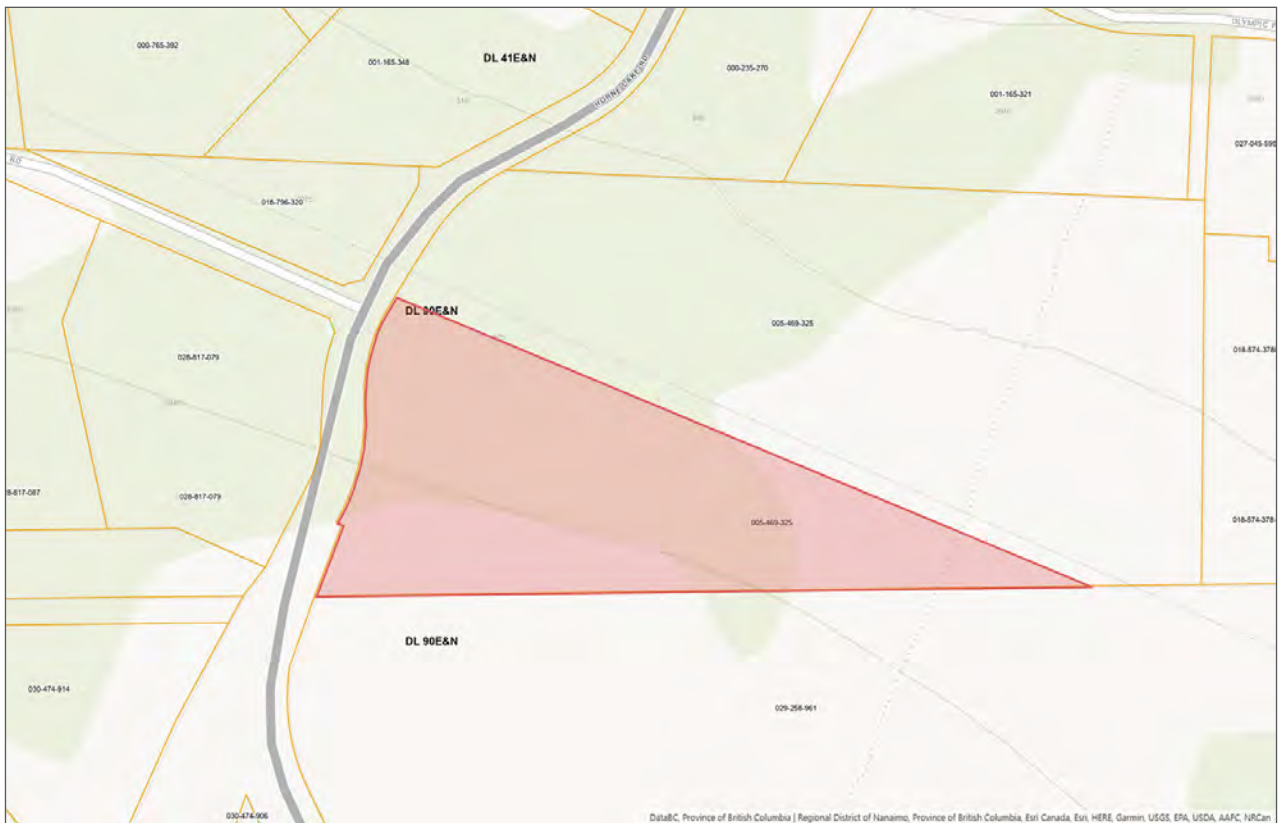


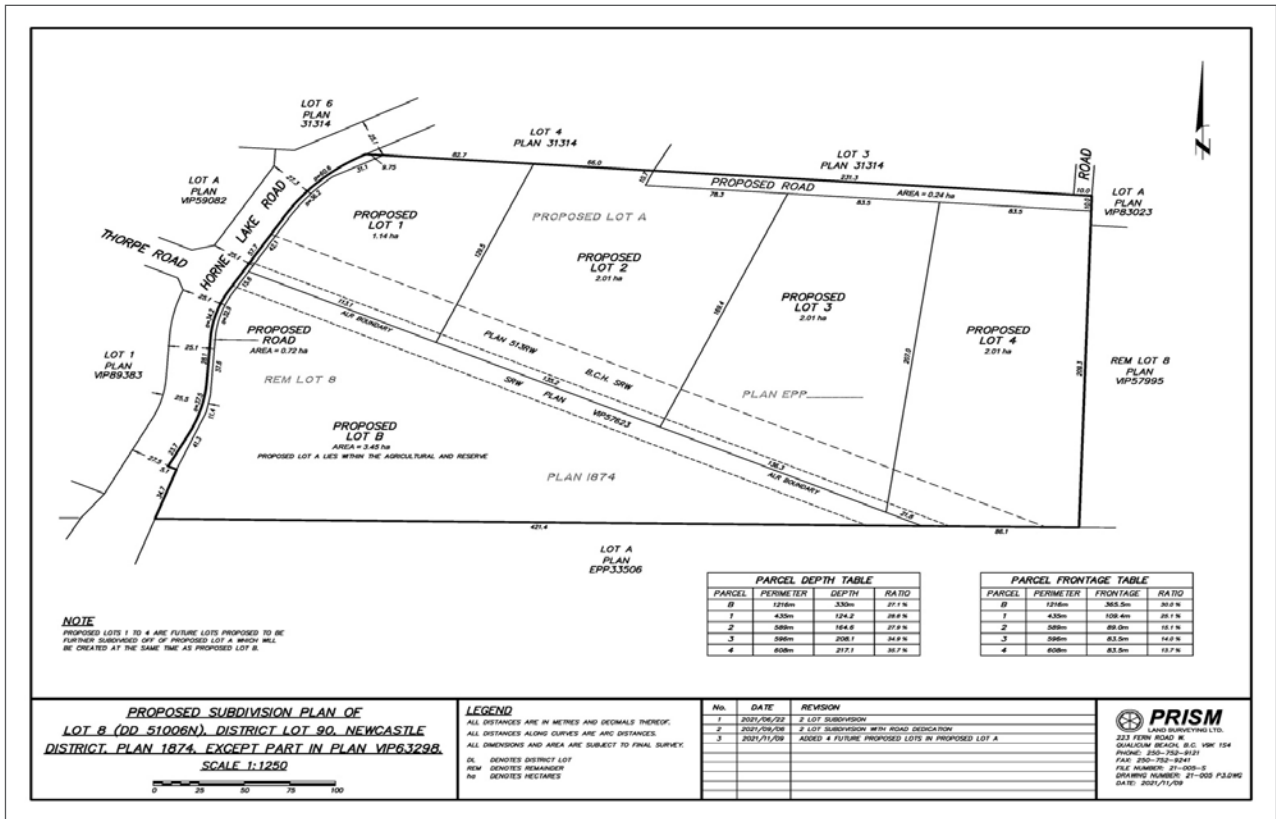
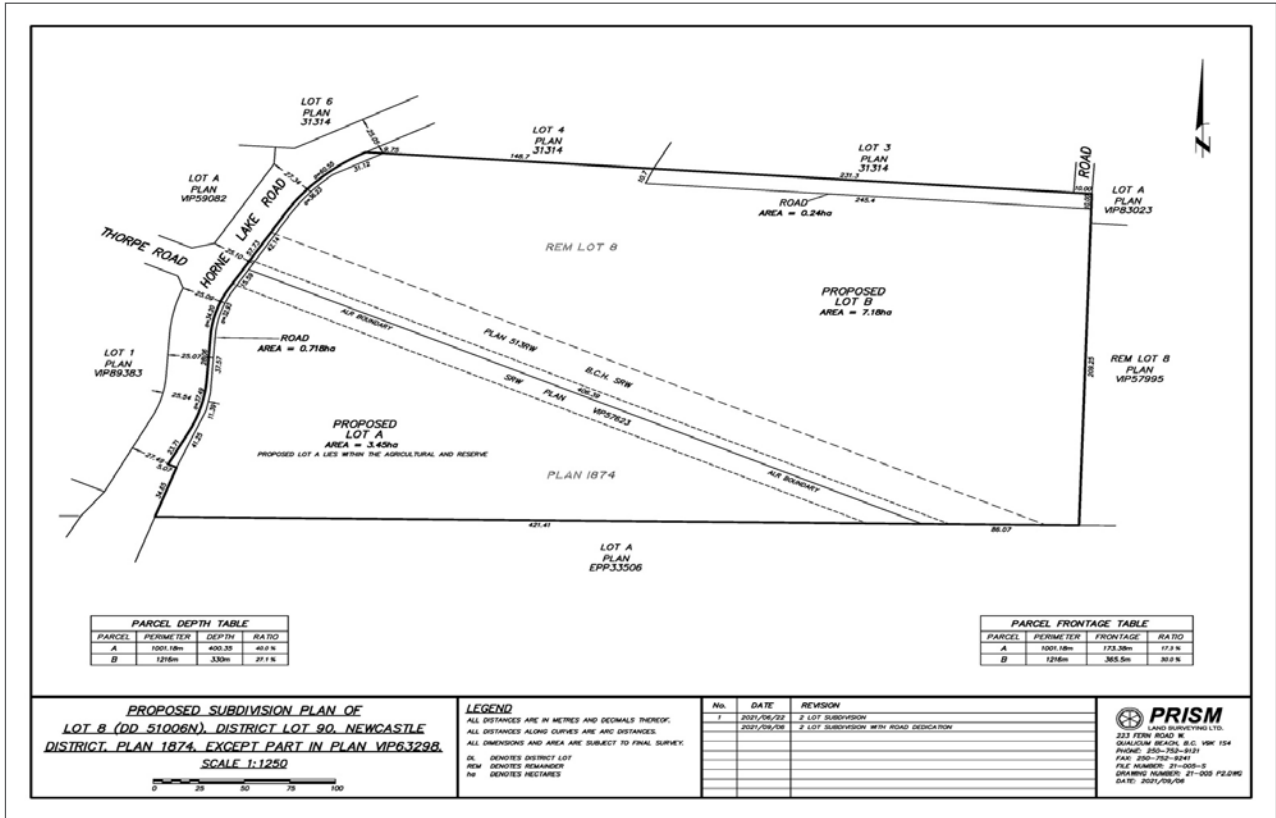


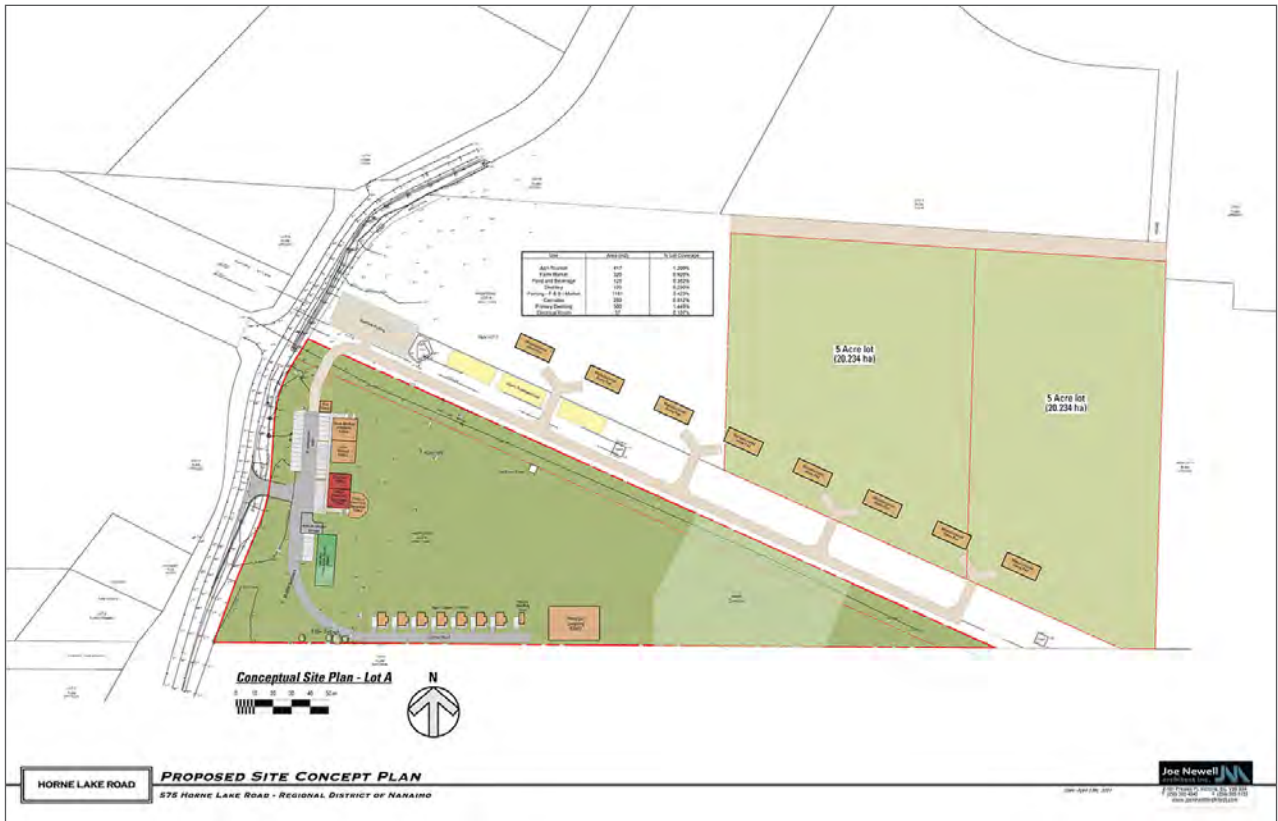
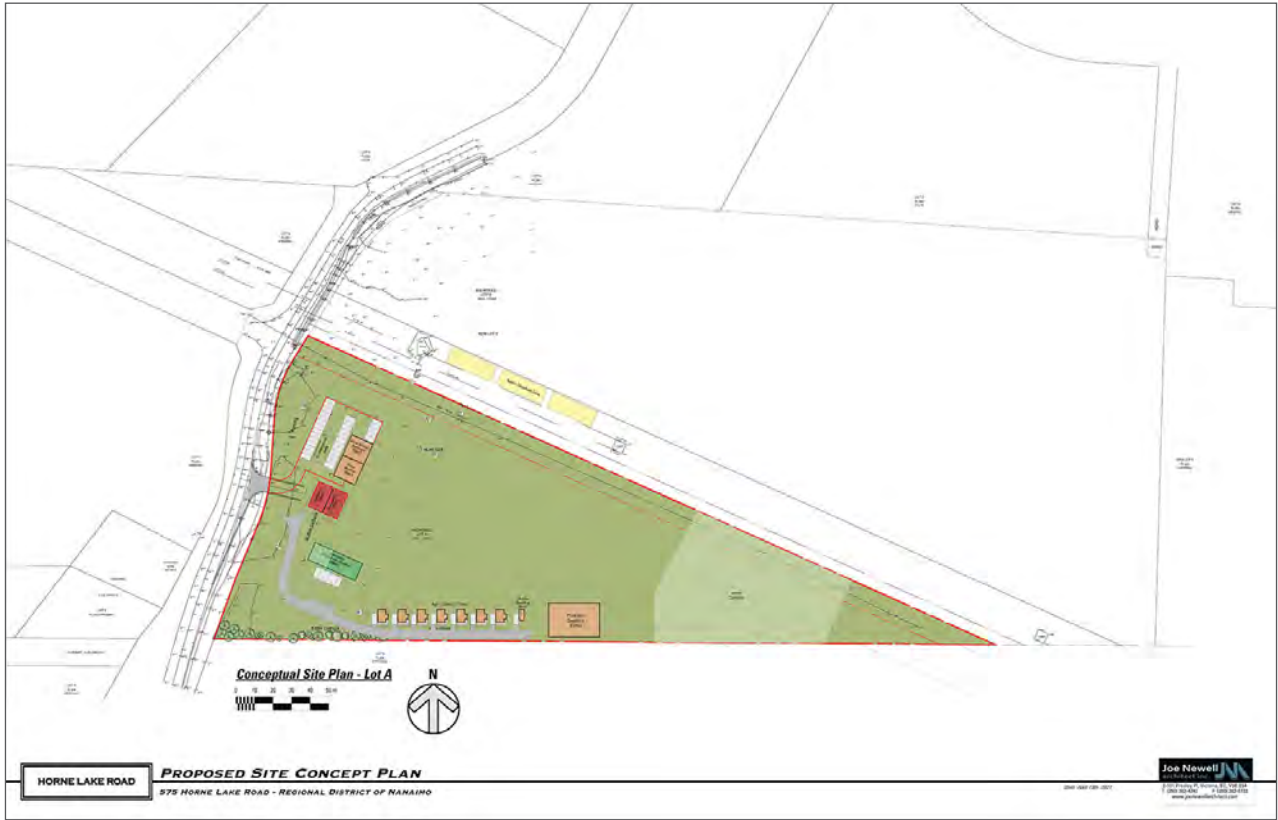














Marketing British Columbia to the World®



www.landquest.com



Wyatt Hansen

Representative
wyatt@landquest.com
(250) 207-6929

LandQuest® Realty Corporation
101 - 313 Sixth Street
New Westminster, BC V3L 3A7

Phone: (604) 664-7630 Fax: (604) 516-6504
Toll Free: 1-866-558-5263 (LAND)