



**Large Industrial Building on
Acreage North of Powell River**



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Large Industrial Building on Acreage

North of Powell River, BC

PROPERTY DETAILS

Listing Number:	22258
Price:	\$1,200,000
Taxes (2022):	\$9,950.64
Size:	3.55 acres

DESCRIPTION

This large 12,314 ft² light industrial building is located on the upper Sunshine Coast just a 20-minute drive North of Powell River and within a few minutes' walk to the Okeover Government Wharf. It is situated in a rural setting with 364 ft of frontage on Malaspina Road. It has a gated paved driveway and a large, paved parking lot with lots of space.

If you had to buy the land and build new, it would far exceed the asking price. It is ready to use today for a wide range of uses, including production and manufacturing, mini storage, boat storage or a combination of each. The community of Lund is located close by with a current need for both mini and boat storage.

The steel building is configured into two separate warehouses that could be opened into one space as the interior is wood framed. Please look at the floor plans in the maps section, as it also includes a large office, lunch area and multiple rooms on 2 levels.

The power supply is 400-amp single phase and 100-amp three phase. Water is provided from a

drilled well that is 250 ft deep producing 15 gpm. There is also a septic tank and field in place that has recently been pumped out.

Please contact Jamie or Jason to view or if you have any questions that need to be answered.

LOCATION

Okeover Arm, Desolation Sound, near the historic community of Lund.

DIRECTIONS

Contact Listing Agent.

AREA DATA

Desolation Sound Marine Provincial Park

Desolation Sound Marine Provincial Park (8,256 hectares) is British Columbia's largest marine park. It includes more than 60 km of shoreline, several offshore islands and a gradually rising upland that contains a number of lakes, waterways and waterfalls. Unwin Lake, a 173-hectare body of fresh water, is the park's largest lake. Set back to the north and east, Coast Mountains soar to more than 2,400 metres. The warm waters surrounding the area teem with sea life. Ideal for swimming, scuba diving and feasting on your catch of the day, salmon, cod, prawns, crab, clams and oysters. Plenty other tasty morsels lie beneath on the oceans floor; to acquire them you must put on your scuba gear and get a little wet, or you could take a short drive by boat or car to the Laughing Oyster Restaurant at the head of Okeover Inlet, which is one, if not the best, place to eat in the overall area of Powell River.



Okeover Arm Provincial Park

Okeover Arm Provincial Park is located on Okeover Arm, a long neck of water along the east side of the Malaspina Peninsula on the northern Sunshine Coast. Visitors and paddlers will enjoy the 4-hectare park's waterfront setting and small campground. There are hiking trails that wind through lightly forested uplands, and outdoor enthusiasts can enjoy swimming, fishing, diving and boating.

The park is the choice of paddlers intent on exploring Desolation Sound Marine Provincial Park and is also an ideal launching spot for kayakers who plan to paddle the sheltered waters of the Malaspina Inlet.

Divers can explore the Okeover Caves on the east side of Okeover Arm. The sheer rock wall descends straight down and there are two caves, with the deeper one being at 27 to 30 metres. There are facilities for divers in Lund that include dive-kayak rentals, charters and air fills.

This park offers 14 vehicle accessible campsites and 4 tent only sites on a first-come, first-served basis and campsite reservations are not accepted. The 14 vehicle accessible sites are open seasonally and the 4 tent only sites are open all year. Except in the busiest summer months, you'll probably have your choice of any of the walk-in sites in the forest beside Okeover Arm.

Part of the campsite and day use area is situated on a traditional Tla'amin First Nations archeological site. There are interpretive signs explaining the significant aspects of the site.

Although this park does not have a boat launch, there is a boat launch immediately adjacent to the park. Please note that the boat launch is only recommended for use during high tides and with 4-wheel drive vehicles.

Lund

Only a few minutes drive from the government wharf is the historic community of Lund, where you can find a grocery and liquor store, a few

restaurants, pub, marine mechanics, tour and recreation services.

The area of Lund was established in 1899 when the Thulin Brothers started to build the hotel, which is still in use today. Recently the hotel has changed ownership and has seen a major renovation. For most of the early years Lund served as a port for fisherman. Today Lund thrives on its attraction from tourists.

Desolation Sound, Savary Island, Harwood Island, Bliss Landing and the Copeland Islands are areas of interest and are all located in close proximity to the property. The area is rich in natural beauty and abundant with sea life. The area is also rated among the best in the world for its scuba diving.

Powell River

Powell River, with a population of approximately 20,000 people, is the largest center closest to the property, and just a 20-minute drive south. Powell River is an increasingly popular community to live in because of its low cost of living and a quality standard of life. This friendly seaside town offers 'big city' amenities and luxury services without the 'big city' parking and traffic hassles. A full-service hospital, medical, dental, chiropractic, physiotherapy and massage therapy clinics, health and beauty spas, a newly renovated recreation complex, full banking facilities, marine services, outdoor guides and outfitters, challenging championship par-72 golf course, plus a wide range of retail outlets, art galleries, gift shops and fine dining are all within easy access.

The Upper Sunshine Coast, from Saltery Bay to Desolation Sound, boasts approximately 1,900 hours of sunshine annually. Summer temperatures vary from 20 to 30 degrees Celsius (70 to 90 degrees Fahrenheit) while winter temperatures are mild.

RECREATION

- Boating
- Fishing
- Scuba diving
- Hiking
- Kayaking
- Endless sightseeing

MAP REFERENCE

49°59'4.99"N and 124°42'34.30"W

BOUNDARIES

Please see mapping section (all boundaries are approximate).

SERVICES

- Well (unlicensed)
- Septic

IMPROVEMENTS

12,314 ft² light industrial building

ZONING

No Zoning

See Qathet Regional District Electoral Area A Official Community Plan Bylaw No. 500-2015.

Additional information can be found on the Qathet Regional District website.

LEGAL

Lot B Block 6 District Lot 3920 Plan 17684

PID 005-878-250









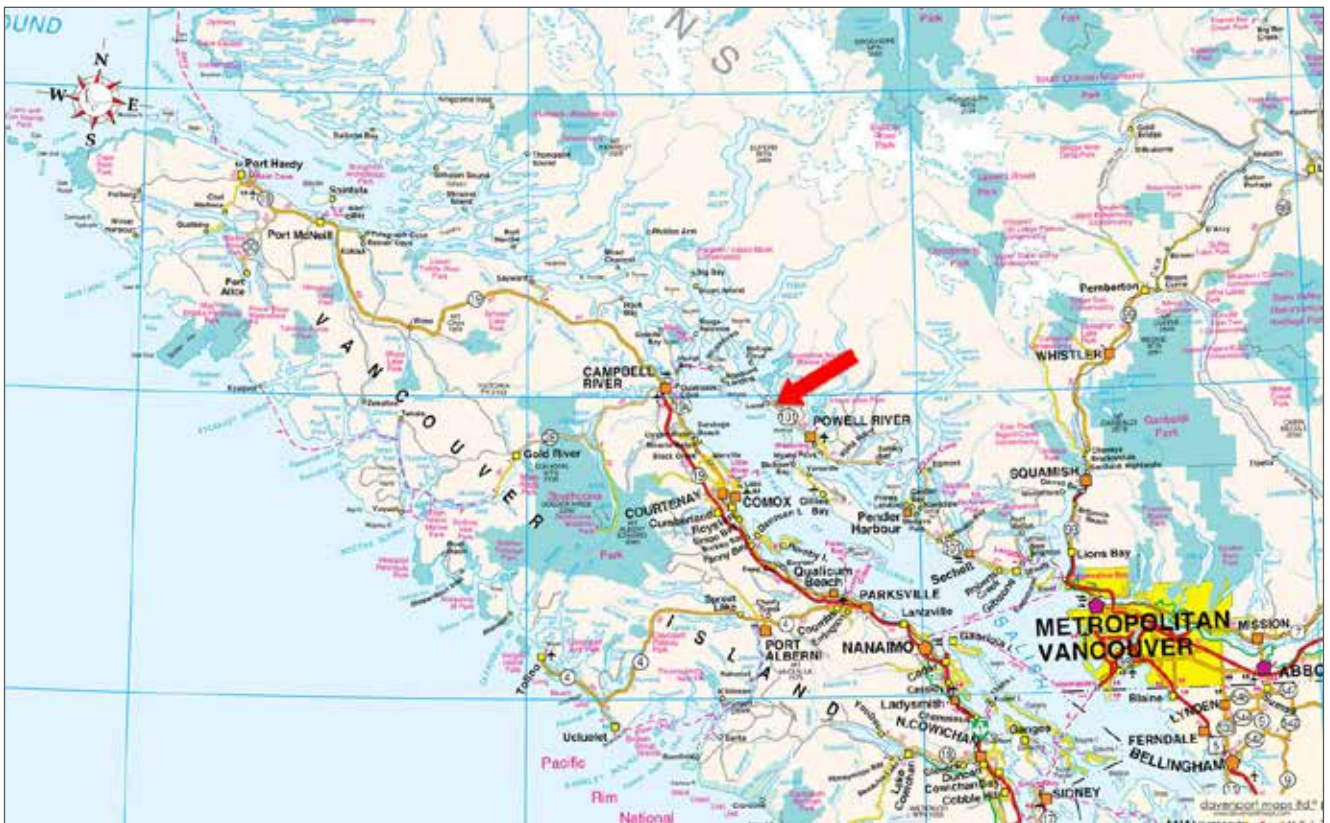


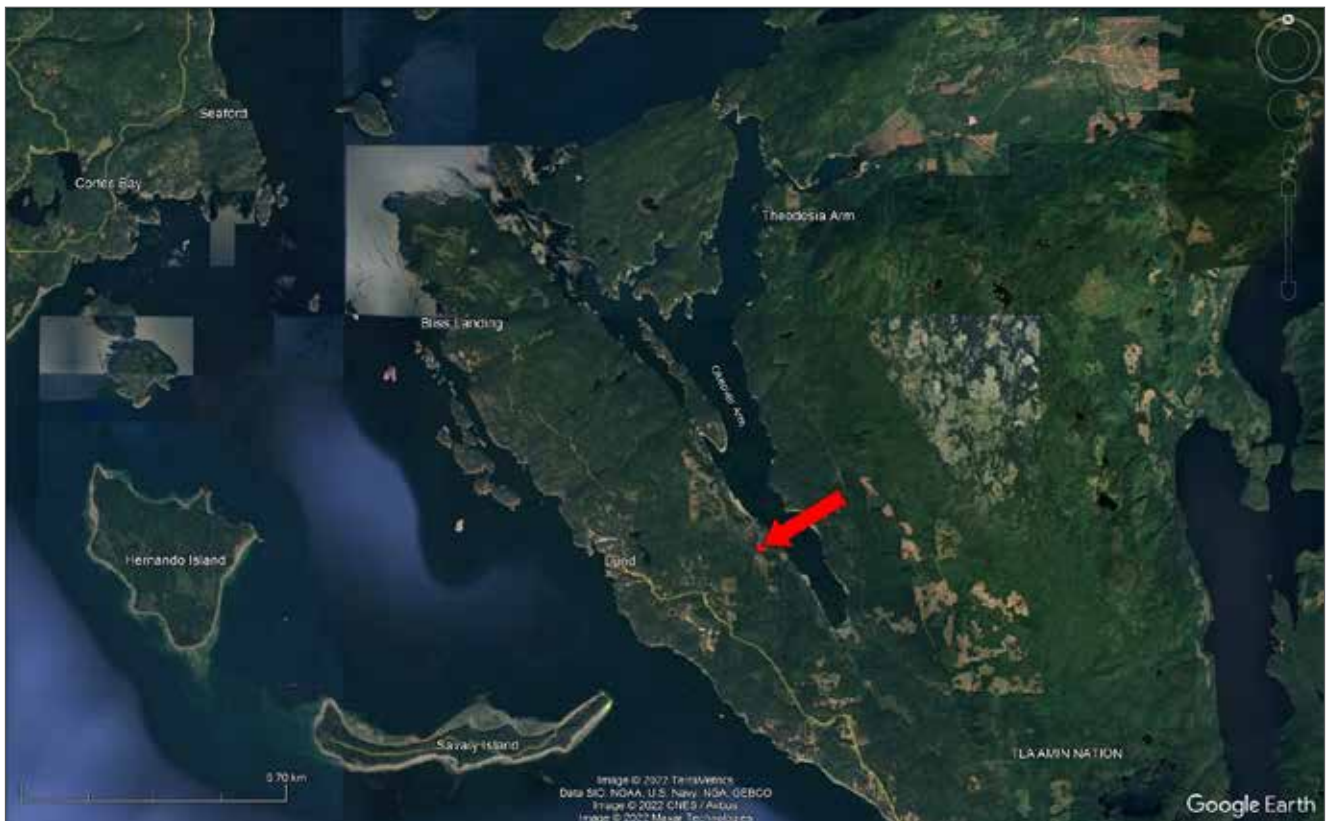
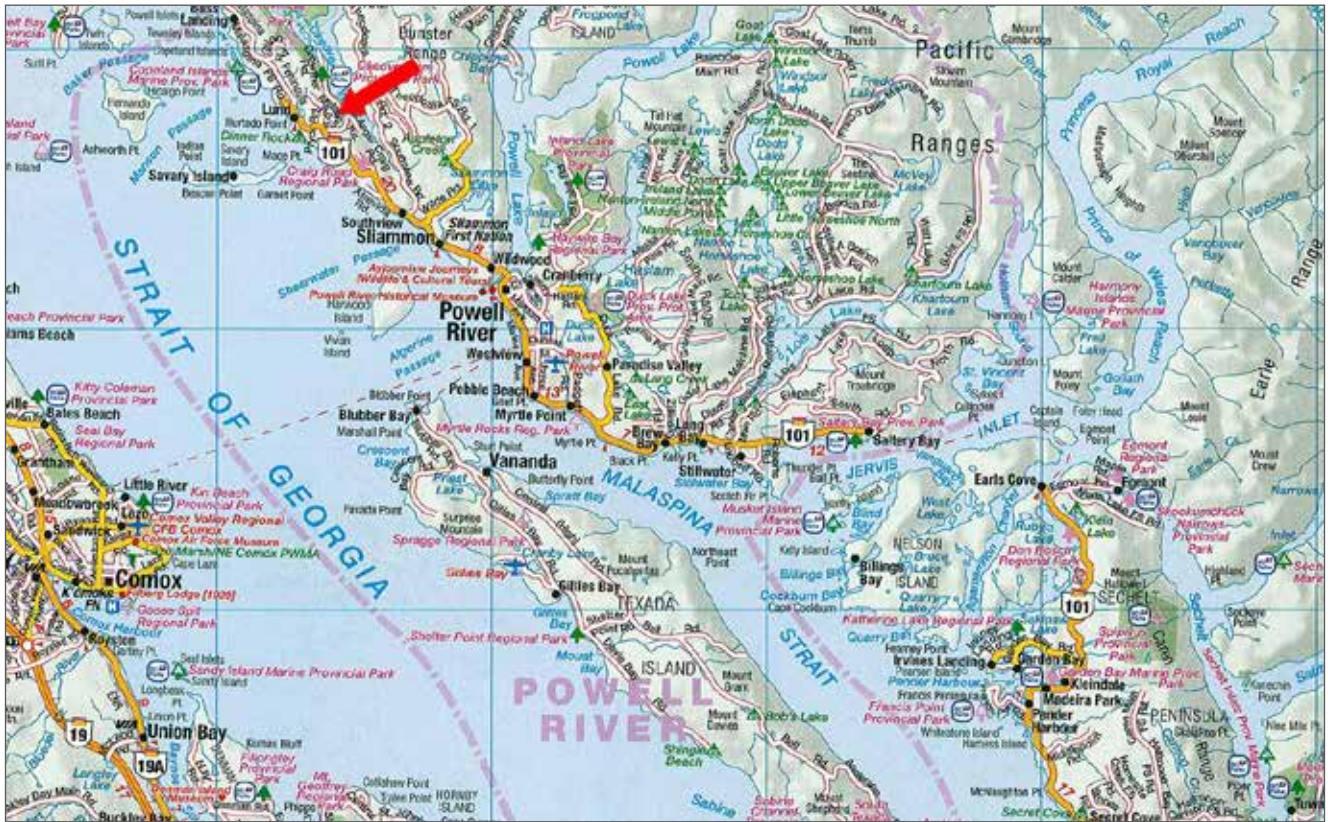


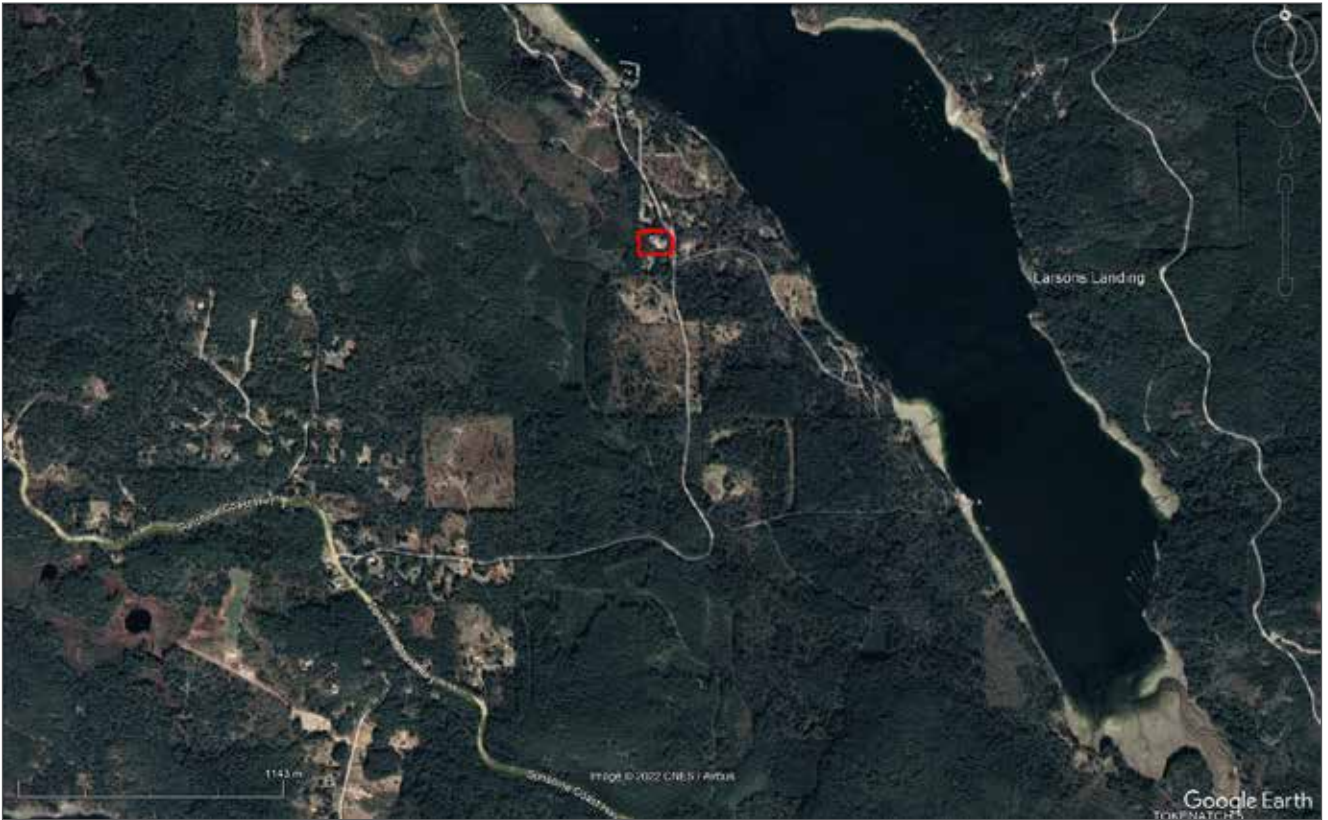


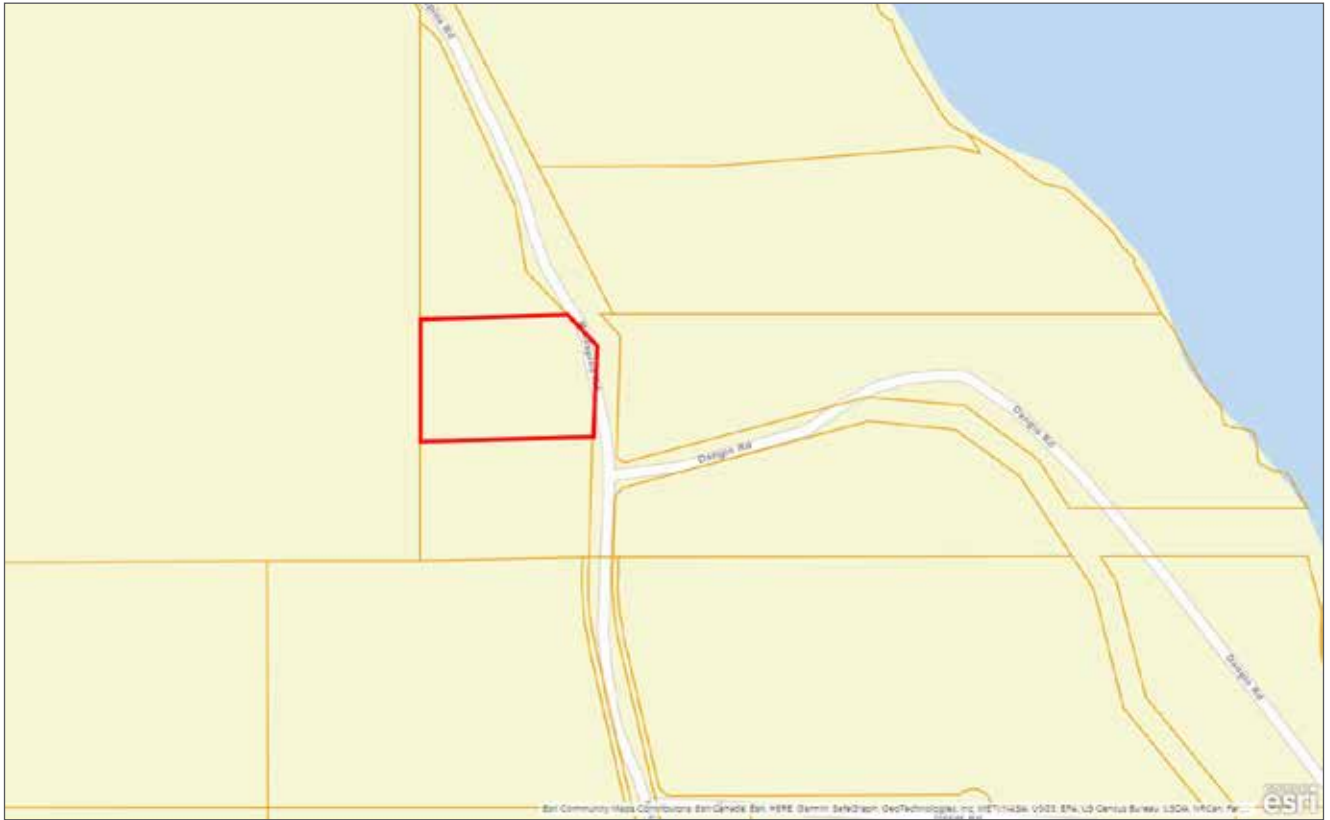














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