



**Residential Development
Opportunity - Qualicum Beach**



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Residential Development Opportunity

Qualicum Beach, Vancouver Island

PROPERTY DETAILS

Listing Number:	24271
Price:	\$1,299,000
Taxes (2024):	\$1,750
Size:	18.3 acres
Zoning:	RU1

DESCRIPTION

Seize the rare opportunity to invest in this remarkable 18.3 acre proposed lot (Lot B) within a subdivision currently awaiting final approval. Nestled off Horne Lake Road in picturesque Qualicum Beach, this expansive property offers views stretching towards the ocean and the mainland, presenting a canvas of potential for developers, investors, or those seeking a peaceful retreat with stunning vistas.

Significant groundwork has already been laid by the current owner, who has meticulously invested in developmental planning, making this property primed for the next stages. There is even potential for future subdivision, further maximizing the land's value. The seller is open to partnership opportunities for a joint venture to bring this vision to completion, offering a unique prospect for collaboration on this exceptional project.

As an added advantage, the neighboring Lot A, also available for sale, is designated within the Agricultural Land Reserve (ALR), providing an array of agribusiness opportunities, from small-scale farming to agritourism ventures. The combined offerings of Lots A and B could appeal

to developers, agricultural entrepreneurs, or investors looking to secure a versatile and valuable land package in one of Vancouver Island's most desirable areas.

With easy access, sweeping views, and a foundation of development planning already in place, this property offers a unique blend of rural charm, future potential, and investment appeal in the heart of Qualicum Beach. Don't miss out on this opportunity to be part of an evolving community with endless possibilities.

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°22'40.34"N and 124°36'49.64"W



INVESTMENT FEATURES

- Near-approved subdivision
- Extensive plans
- Joint venture

SERVICES

- Power and water nearby
- Planned septic field

IMPROVEMENTS

- Approach/entrance
- Cleared
- Subdivision plans

TERM

Opportunity for joint venture and vendor financing.

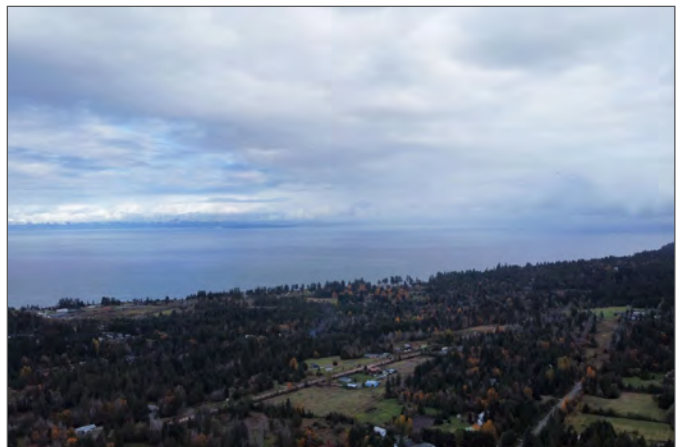
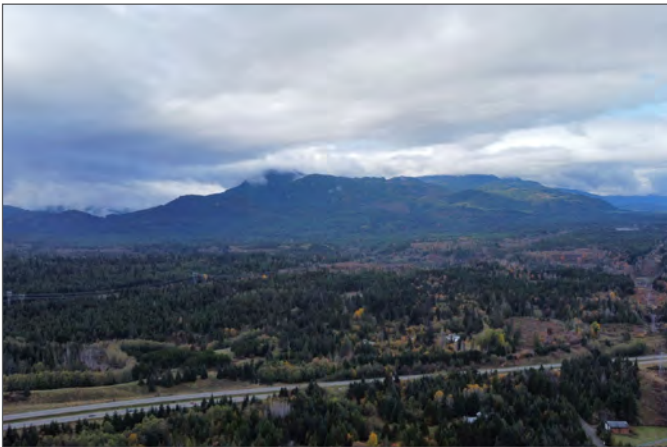
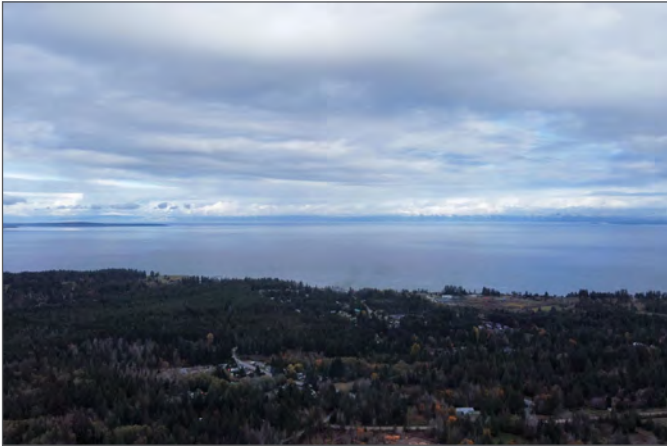
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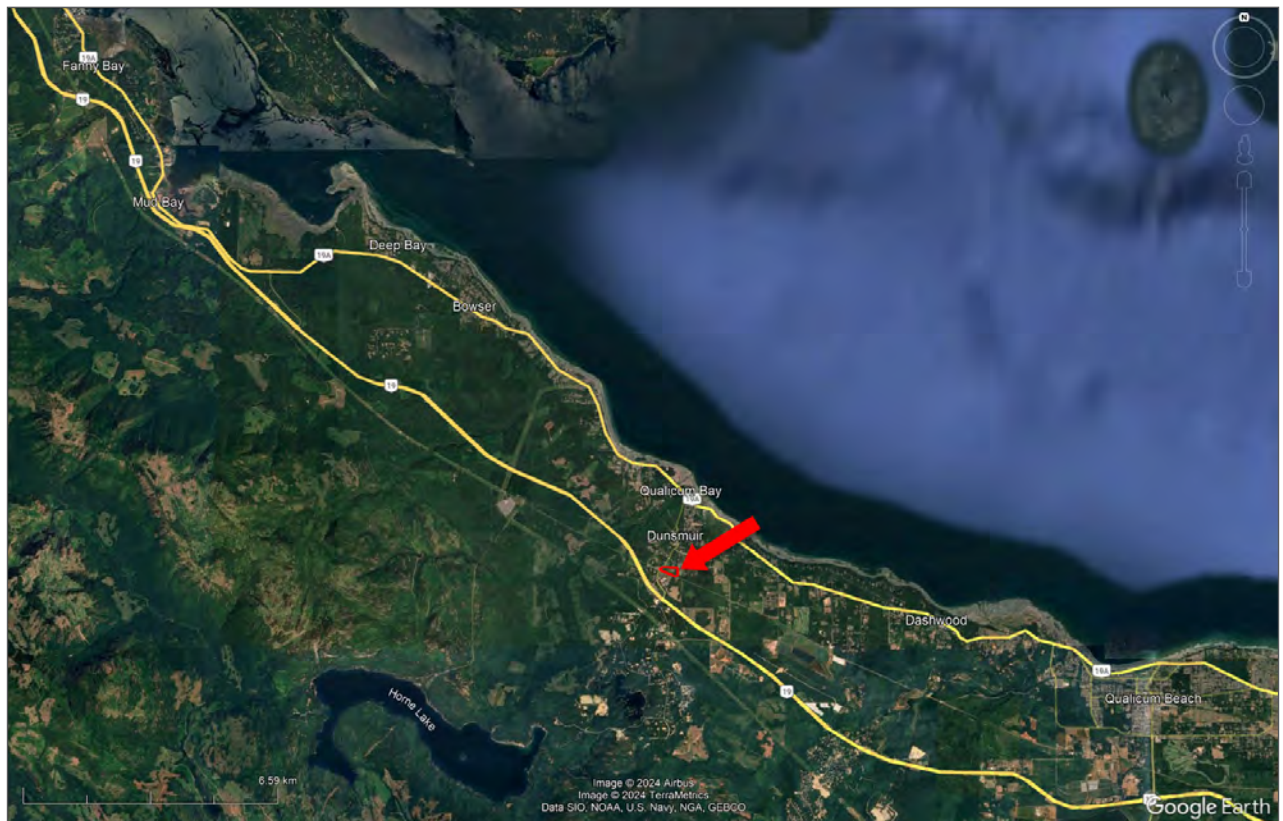
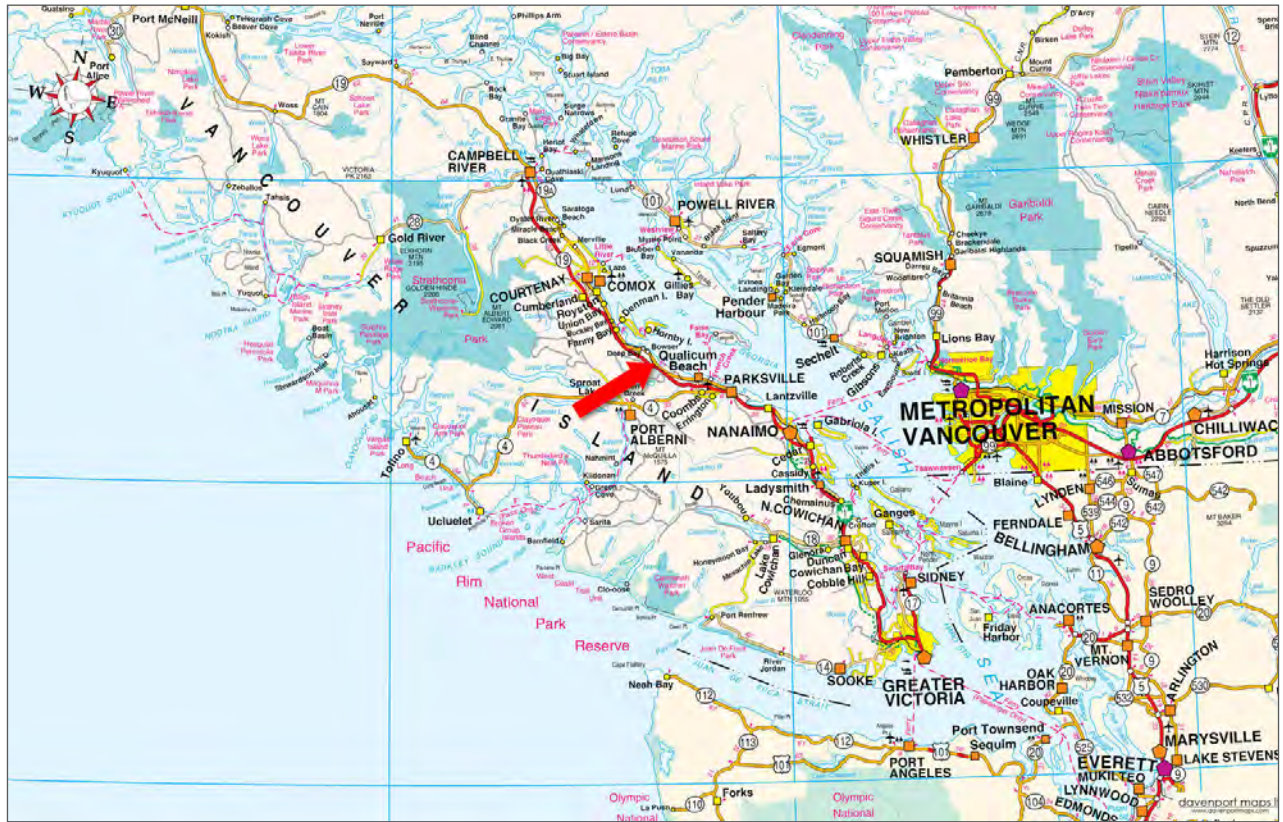
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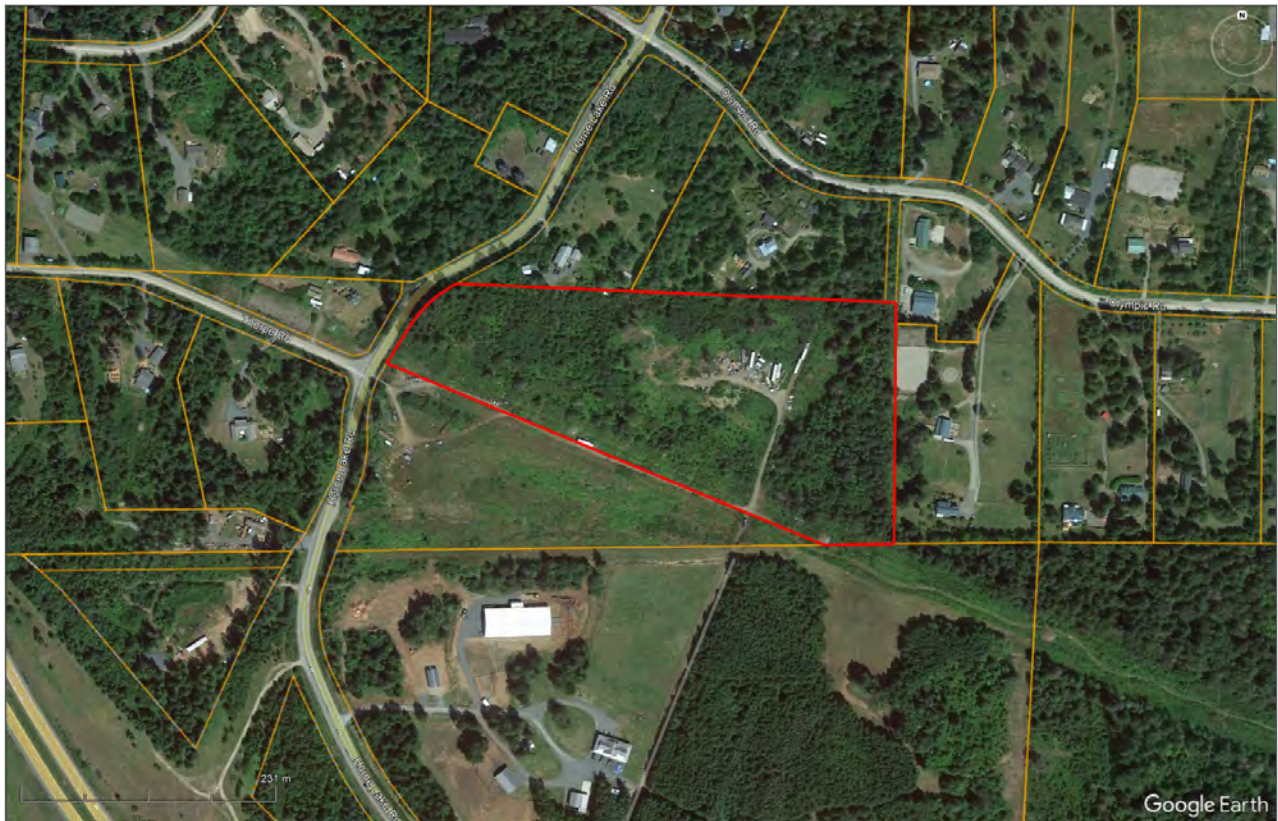
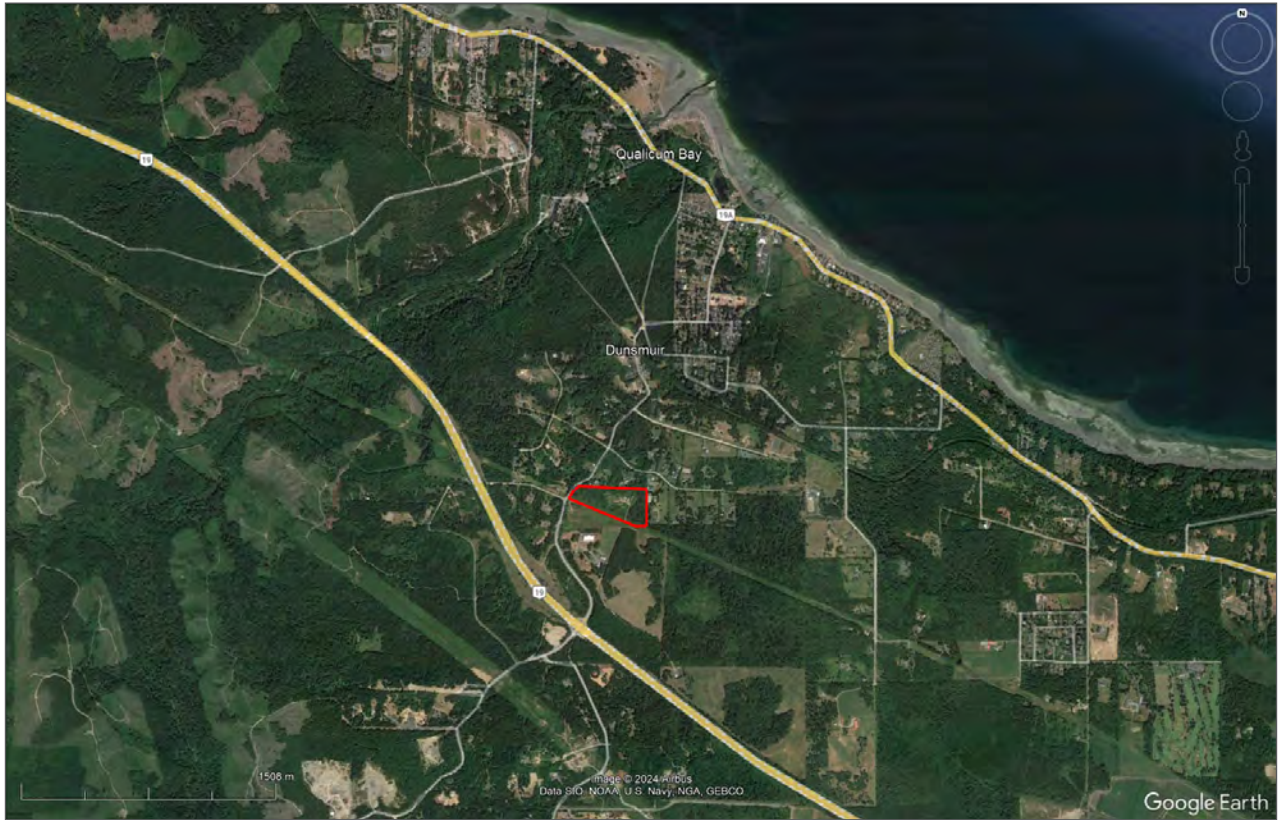


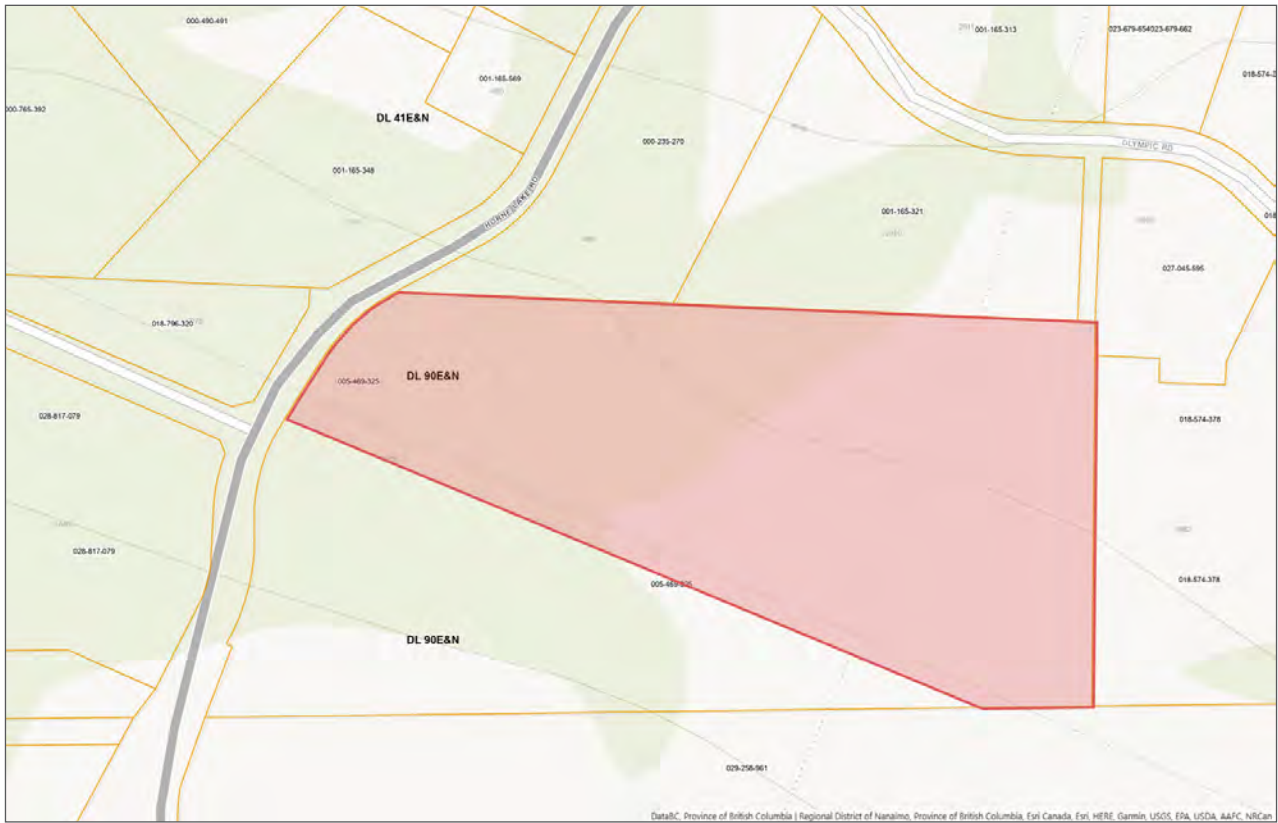
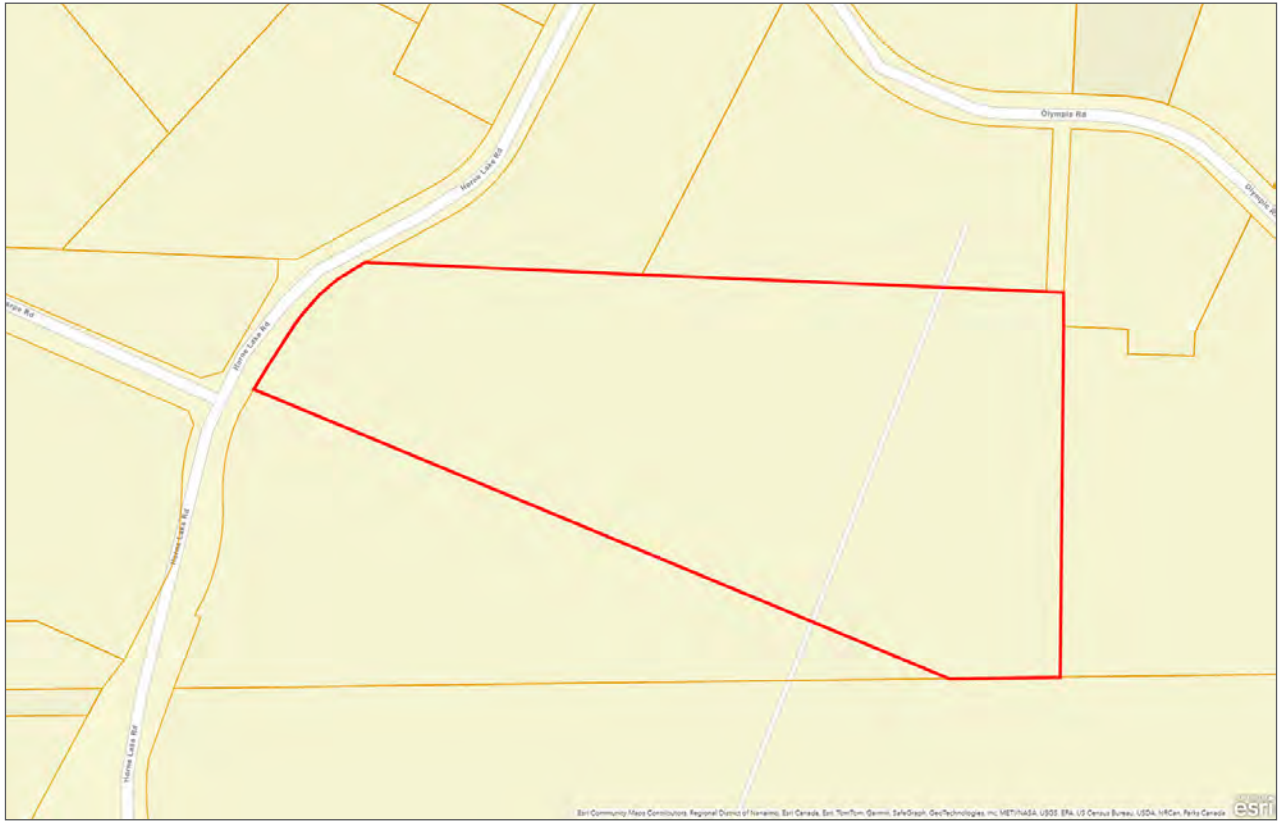


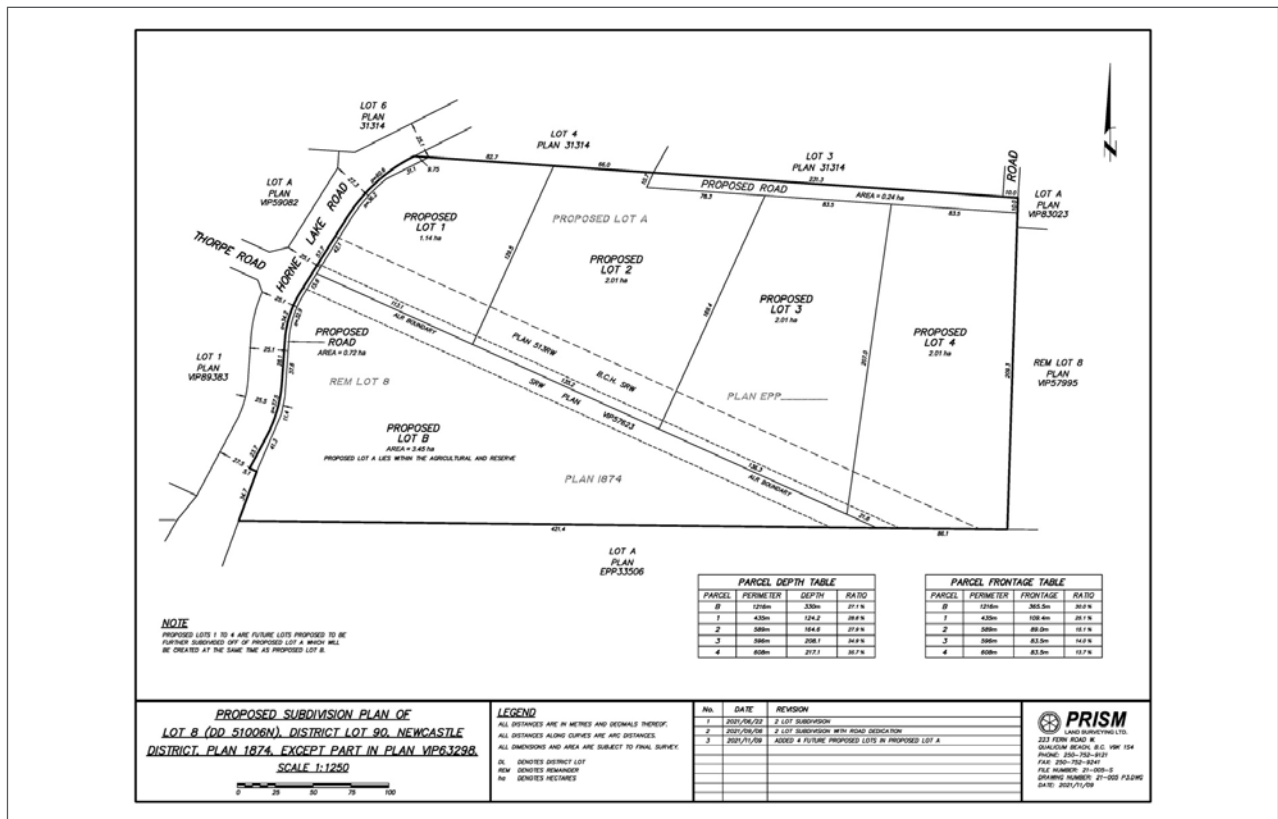
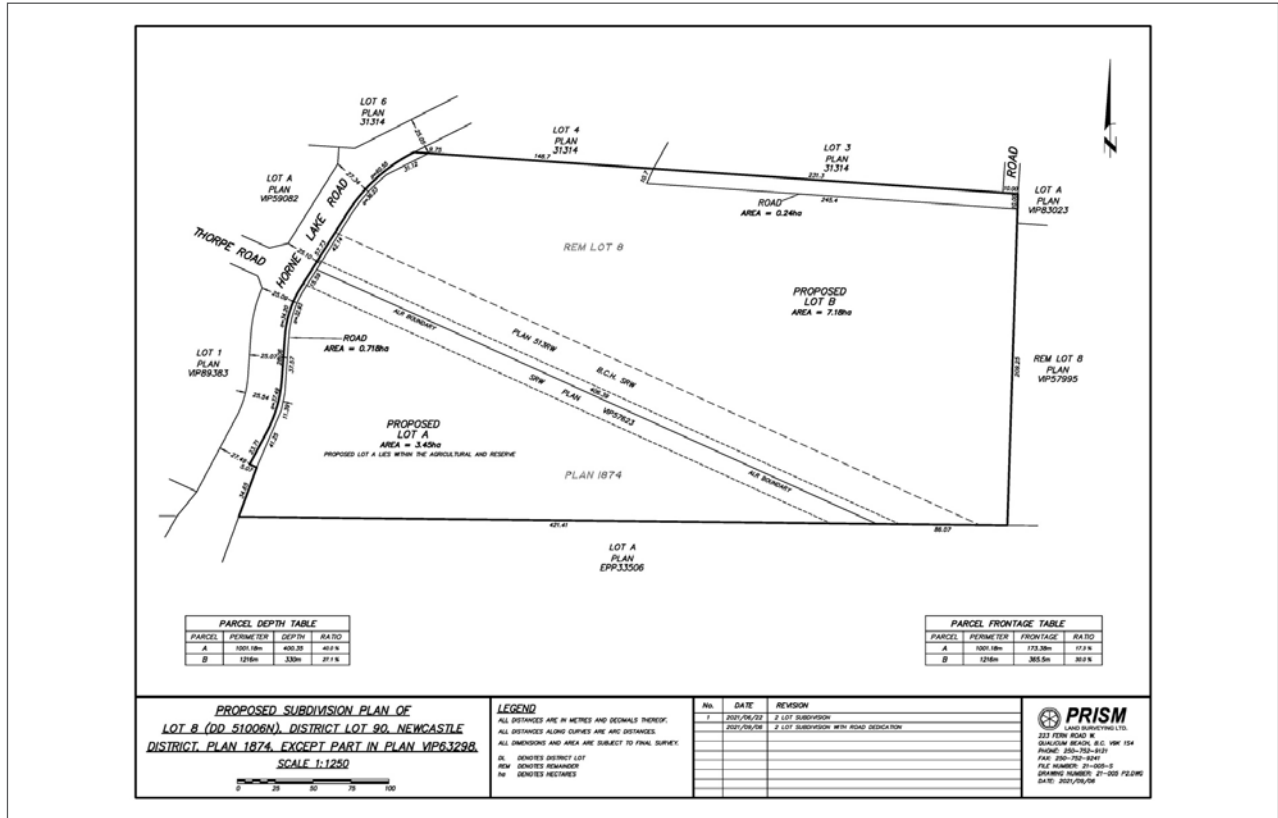














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