

FOR  
SALE

5301 Duncan Bay Road  
Campbell River, BC



22.5 Acres  
Industrial Two Zoning

**AVISON  
YOUNG**

Intelligent  
Real Estate Solutions

*For further information, please contact:*

**Matt Saunders**

604-647-5089

[msaunders@ay-bc.com](mailto:msaunders@ay-bc.com)

# FOR SALE

## 5301 Duncan Bay Road Campbell River, BC

partnership.  
performance.

### Opportunity

Avison Young is pleased to introduce an opportunity to acquire a freehold interest in a 22.5 acre vacant lot in the Middlepoint Industrial area. The property has been cleared, graded and is currently vacant with a small un-completed foundation for a veneer mill.

### Location

The Property is situated next to the Middlepoint Industrial park bordering the rural residential neighbourhood, with views out over the discovery passage. The property is located within the boundaries of the City of Campbell River and is approximately 5 minutes north of the Town Centre.

### Campbell River

Campbell River is a growing community on the east coast of northern Vancouver Island. It is located approximately 150 km north of Nanaimo (approximately 2 hours drive) via the North Island Highway. Some city highlights include the following:

- Population of 31,434 (2006 Census)
- Newest stop for cruise ships travelling to Alaska
- Ferry access to Quadra Island
- Known as the Salmon Capital of the World
- Includes major airport servicing Victoria, Vancouver and other major Canadian markets

### Legal Description

PID: 000-291-706

Lot A, DL 130, Plan 34490 Sayward District

### Zoning

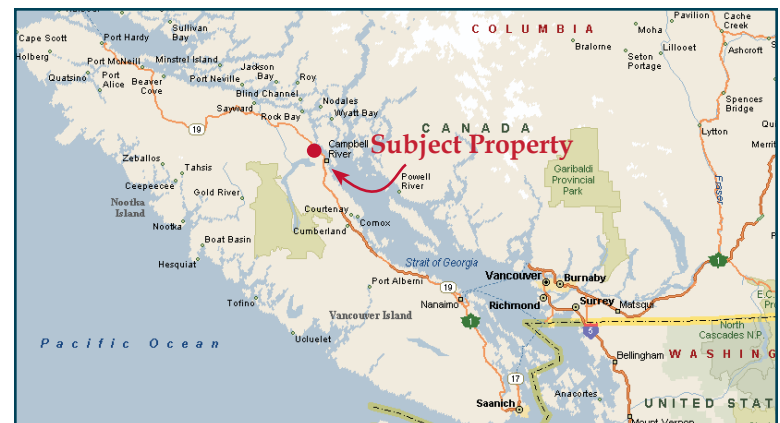
The Property is currently zoned I-2 Industrial. Within the city of Campbell River. This zoning provides for a number of uses including manufacturing, processing, fabricating assembly, packaging and transportation or shipping of goods and services.

### Property Taxes

\$10,911.44 (2008)

### Price

**\$1,100,000**



For more information, please contact:

**Matt Saunders**

**T: 604.647.5089**

**E: msaunders@ay-bc.com**



The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract.

Avison Young is the real estate partner businesses trust for intelligent, integrated solutions. We deliver results that are aligned with your strategic business objectives, supporting real estate initiatives that add value and build competitive advantage for your organization.