

4298 Barge Terminal Road

Campbell River, BC

Property Highlights

- Four parcels totaling 40 acres.
- Zoned I2 – Industrial Two.
- Foreshore Lease currently in place
- 11,692 sq.ft. shop building & 10,783 sq.ft. wood frame/modular office.

Contact Listing Brokers for Pricing

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Receivership Sale

40 Acre Industrial Waterfront with Office & Shop Improvements

Campbell River, BC

The Opportunity

The subject properties represent an opportunity to acquire four legal parcels totaling 40 acres. The site known as 4298 Barge Terminal Road consists of 7.092 acres with a foreshore leased area of approximately 8.5 acres. Improvements on site include a 10,000 ton coal silo, paved road, fencing, storage building, and conveyor system that are owned and operated by the current tenant, Quinsam Coal, and are not included in the sale. The sites known as 4315 & 4325 Barge Terminal Road consist of 1.255 and 1.275 acres respectively and were subdivided from the larger 30.795 acre site – 5705 Island Highway. The two small lots are vacant and unimproved. 5705 Island Highway is largely undeveloped, but was completely cut and cleared. Improvements include a 20 year old, 11,692 sq.ft. shop (2,044 sq.ft. of which consists of office space) and a 30 year old, 10,783 office complex. The office complex consists of one wood frame building and several modules.

Location

The properties are located on the east side of the Island Highway at Barge Terminal Road in the City of Campbell River's Airport & Lake Area neighbourhood. The properties are close to all amenities and have direct access to the Island Highway (Trans Canada Highway) as well as water access to Discovery Passage.

Legal Description

PID: 028-979-567

Legal: PL EPP26676 LT A DL 694 LD 51

PID: 023-569-301

Legal: PL VIP64107 LT 3 DL 26 LD 51

PID: 023-569-298

Legal: PL VIP64107 LT 2 DL 26 LD 51

PID: 002-472-961

Legal: PL 42540 LT 2 DL 26 LD 51 DL 2.

Property Tax (2014)

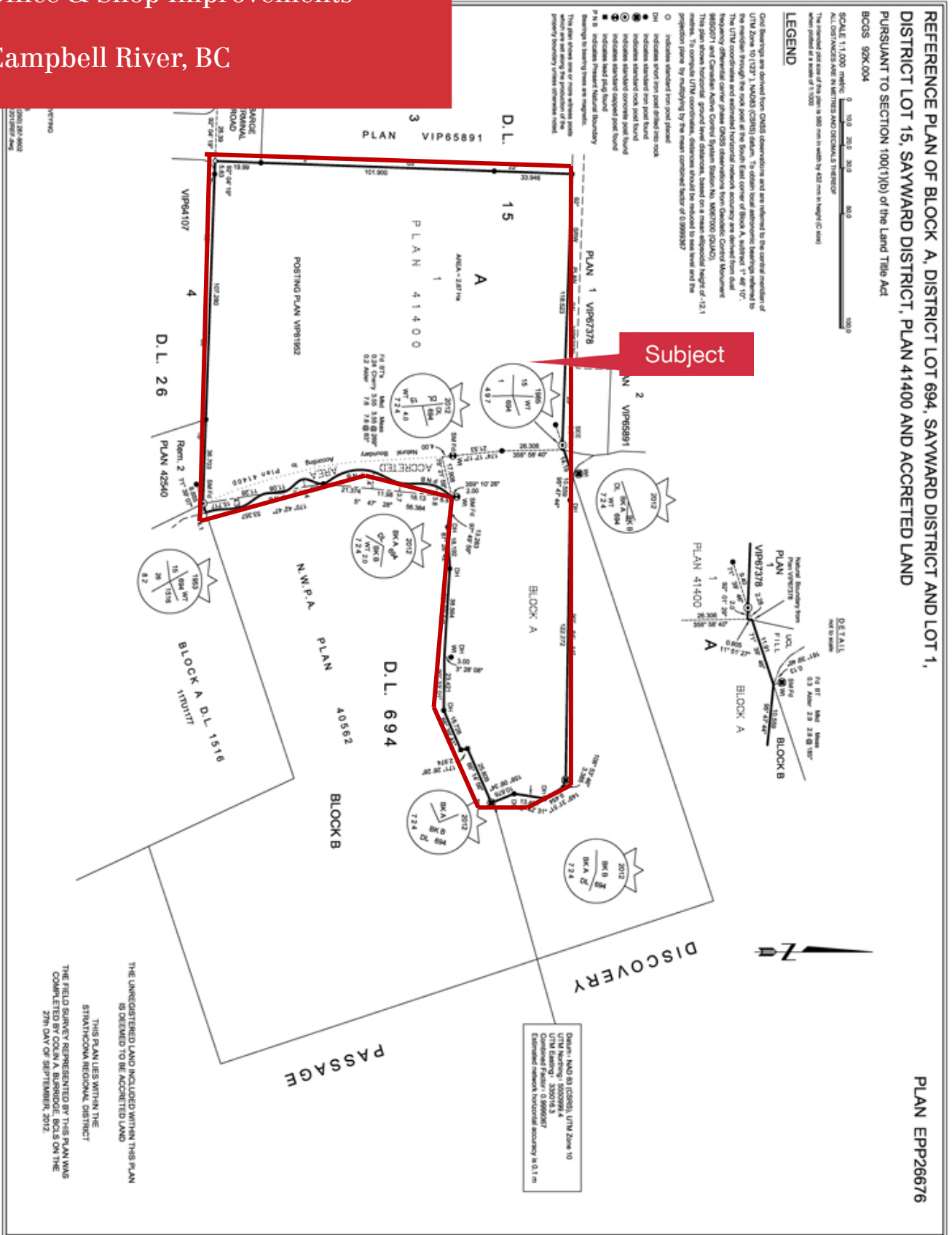
\$175,511

Zoning

The properties are zoned I2 (Industrial Two) which allow manufacturing, processing, fabricating assembling, packaging, and transport or shipping of goods and services, including marine transport and water based industrial uses.

Receivership Sale 40 Acre Industrial Waterfront with Office & Shop Improvements

Campbell River, BC



Subject

NAI Commercial
100 - 535 Thurlow Street
Vancouver, BC V6E 3L2
Tel +1 604 683 7535
naicommercial.ca



Receivership Sale

40 Acre Industrial Waterfront with Office & Shop Improvements

Campbell River, BC

06-XS-336 R's

PLAN V1664107

PLAN OF SUBDIVISION OF PART OF LOT 2,
DL. 26, SAYWARD DISTRICT, PLAN 42540.

B.C.G.S. 92K.034

SCALE 1:1000



ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF, UNLESS OTHERWISE INDICATED.

DL. 15

DEPOSITED IN THE LAND TITLE OFFICE AT VICTORIA, B.C. THIS 15TH DAY OF OCT. 1986.

[Signature] REGISTRAR

EX109920
[Signature]



LEGEND

- BEARINGS ARE AZIMUTHIC AND ARE DERIVED FROM PLAN 4400.
- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST PLACED
- ⊙ DENOTES STANDARD CONCRETE POST FOUND

L.M.C. HARRIS A BRITISH COLUMBIA LAND SURVEYOR OF CAMPBELL RIVER IN BRITISH COLUMBIA CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN AND THAT THE SURVEY AND PLAN ARE CORRECT. THE SURVEY WAS COMPLETED ON THE 28TH DAY OF MAY, 1986.

APPROVED UNDER THE LAND TITLE ACT, THIS 26TH DAY OF SEPT. 1986.

APPROVED UNDER THE DISTRICT OF CAMPBELL RIVER, FILE D-884

APPROVED UNDER THE LAND TITLE ACT, THIS 26TH DAY OF SEPT. 1986.

APPROVED BY CLERK FOR THE MINISTRY OF TRANSPORTATION AND HIGHWAYS.

APPROVED UNDER THE LAND TITLE ACT, THIS 26TH DAY OF SEPT. 1986.

APPROVING OFFICER FOR THE MINISTRY OF TRANSPORTATION AND HIGHWAYS.

JAMES TIMBERWEST FOREST LIMITED (INC. IN BRITAIN)

AUTHORIZED SURVEYOR

AUTHORIZED SURVEYOR

WITNESS

OCCUPATION

ADDRESS

THE DISTRICT OF CAMPBELL RIVER HOLDERS OF STATUTORY RIGHT OF WAY 8846

APPROVING OFFICER

WITNESS

OCCUPATION

ADDRESS

THIS PLAN NEED NOT COMPLY WITH SECTION 75 (1)(a) OF THE LAND TITLE ACT, DATED THIS 16TH DAY OF OCTOBER, 1986.

APPROVING OFFICER FOR THE MINISTRY OF TRANSPORTATION AND HIGHWAYS

MELHANNAY ASSOCIATES PROFESSIONAL LAND SURVEYORS 87-108-2204B STREET CAMPBELL RIVER B.C. V6E 2W6 TEL. 257-7796 FAX 257-7682

FILE 00630

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF COMOX STRATHCONA.



Subject

DL. 26

Plan 2

PLAN 42540