



**OFFERED FOR SALE:**

**\$750,000.00**

**For more information:**

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# For Sale

9.65 Acre Property – East Coast of Northern Vancouver Island

714 Sayward Road, Sayward, BC

## *Welcome to 714 Sayward Road !*



This +/-9.65 acre property is located on the east coast of north Vancouver Island in the historic oceanside Village of Sayward, at the mouth of the Salmon River in the beautiful Sayward Valley.

Sayward is 75 kilometres north of Campbell River, offering all shopping, services, health care and North Island Hospital in less than an hour's drive.

The property overlooks the Salmon River Estuary which comprises approximately 500 acres of intertidal marshes and mud flats, through which the river meanders. Beyond the estuary are stunning views of the Prince of Wales Mountain Range and Mount H'Kusam.

Approximately 1.25 acres of this property was cleared and, in 1956, developed as a 17-room hotel with +/-32 seat restaurant, +/-55 seat pub, and reception area with manager's suite and office.

The property is currently vacant/closed and could be suitable for its existing use or potentially as a multifamily redevelopment.

*Come and see the potential for this beautiful property situated in nature's paradise. Ecotourists come from around the world to experience orca and whale watching, walk the Kelsey Heritage Trail System and take in the wild natural beauty in this pristine, remote yet very accessible location.*



#### Property Legal Description:

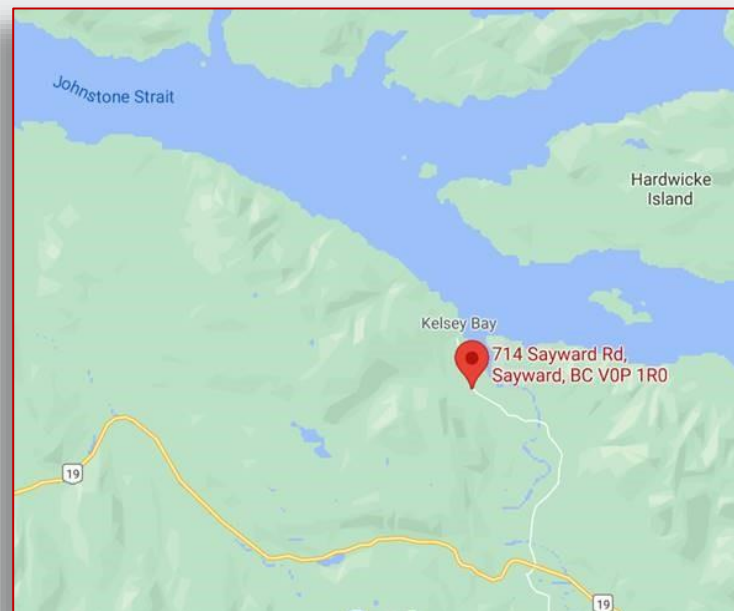
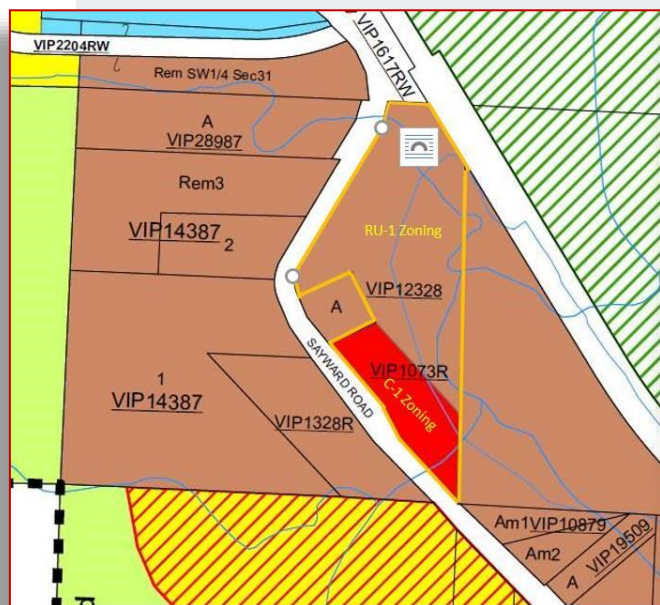
Parcel 1 – PID 001-547-402 – 9.65± Title Acres

#### Property Overview:

17-room hotel, pub and restaurant, 9200± sq ft, (32±) seat restaurant, (55±) seat pub, reception with manager's suite, 20 ft x 40 ft & 12 ft x 14 ft commercial rental space, (5) double rooms, (10) single rooms and (2) kitchenette suites, 16 ft x 48 ft concrete deck w/16 ft x 18 ft enclosed, municipal water, septic and power, propane and electric heat.

**Taxes:** \$15,202.75 (2021)

**Zoning:** C1 (Commercial One), RU-1 (Rural One)



### Location Advantages

The historic oceanside Village of Sayward is located at the mouth of the Salmon River in the beautiful Sayward Valley.

The Village is only 75 kilometres north of Campbell River, offering all shopping, services, health care and North Island Hospital in less than an hour's drive.

Air travellers arrive at the Campbell River Airport which offers up to six return flights daily between Vancouver and Campbell River.

Sayward has the only Federal Wharf and Small Craft Harbour on the Johnstone Strait, midway between Campbell River and Port McNeill. Cruise ships, recreational and commercial vessels travel this section of the Inside Passage en route north to Alaska and points south.



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## NAI Commercial

NAI Commercial Central Vancouver Island Ltd. is a full service commercial real estate brokerage providing personalized service in central Vancouver Island since 1993. Our team of dedicated professionals provides clients with market knowledge and insight for the region stretching from Duncan to Campbell River and west to Tofino.

We are a locally owned firm, a member of the Vancouver Island Real Estate Board, and have global reach through our association with NAI Global, the world's largest, most powerful network of local commercial real estate firms. NAI Commercial has an extensive team who combine their expertise to help our clients achieve their objectives. We are fortunate to work with a full range of clients, including individual investors, local business owners, developers, international corporations and governments at all levels.



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