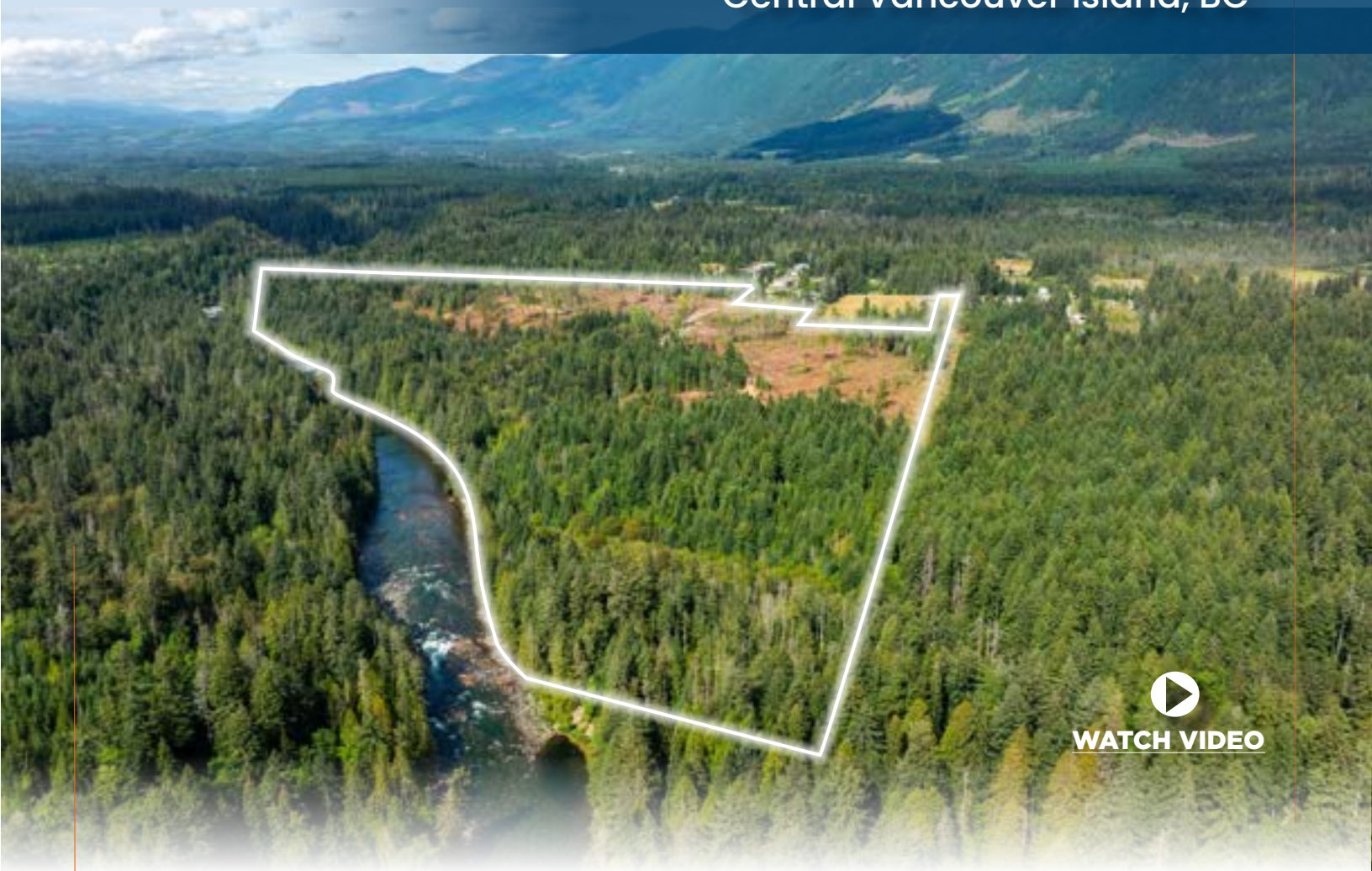


// Prime Development & Recreation Opportunity

FOR SALE

7968 Beaver Creek Road, Port Alberni,
Central Vancouver Island, BC



[WATCH VIDEO](#)

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CDNGLOBAL[®]
Commercial Real Estate Advisors

PROPERTY DETAILS

Civic Address 7968 Beaver Creek Road, Port Alberni, BC.

Legal Description: District lot 101, Alberni Land District, Except Plan 7121, 9698 & 29964

PID: 008-635-650

Site Area: 100 Acres

Current Zoning: A2 (Rural District)

Official Community Plan: Rural Use (minimum 2 hectare / 4.94 acre lots)

Property Tax (2024): \$5,158.24

Asking Price: Contact Listing Brokers

THE OPPORTUNITY

CDNGLOBAL is pleased to present an exceptional opportunity to acquire 100 acres of pristine riverfront property in Central Vancouver Island. This expansive, undeveloped land features an impressive 1-kilometre of river frontage, showcasing breathtaking natural beauty and abundant wildlife—a true sanctuary for outdoor enthusiasts.

Development Potential

This 100-acre property provides the opportunity for a strategic subdivision. The expansive riverfront allows for the creation of 10 large, premium waterfront lots, each offering its own slice of paradise. The river is teeming with salmon, making it a prime destination for fishing enthusiasts, while the surrounding terrain provides the perfect setting for hiking, mountain biking, and wildlife exploration.

Vendor Financing Option

In conjunction with a conventional sale, the Vendor is open to offering a long-term, low interest, Vendor Take-Back (VTB) mortgage, providing purchasers with added flexibility in structuring their acquisition.

Proposed bare land strata plan
// 10 premium, waterfront lots

*Agricultural Land Reserve – Potential strata lot or common/limited common property.



LOCATION

Central Vancouver Island, BC.

The area around 7968 Beaver Creek Road, situated in the Beaver Creek community near Port Alberni, British Columbia, is known for its rural charm and proximity to the natural beauty of the Alberni Valley. This region is characterized by its mix of agricultural lands, forests, and residential properties, offering a tranquil lifestyle amidst a picturesque landscape. The Beaver Creek area is a short drive from Port Alberni's town center, providing residents with easy access to amenities while maintaining a peaceful, countryside atmosphere. The surrounding environment supports a range of outdoor activities, such as hiking, fishing, and exploring nearby Stamp River Provincial Park. With its blend of rural living and close-knit community feel, the area is ideal for those seeking a balance between nature and convenience on Vancouver Island.

Drive Times:



Port Alberni:	10 mins
Sproat Lake:	15 mins
Alberni Valley Regional Airport:	20 mins
Nanaimo:	1 hour, 15 mins
Nanaimo Airport:	1 hour, 20 mins
Comox:	1 hour, 30 mins
Tofino:	1 hour, 50 mins
Victoria:	2 hours, 40 mins
Vancouver:	3 hours, 30 mins



LANDSCAPE



Main entrance to property



Stamp River (north)



Stamp River (south)

// The region is characterized by its mix of agricultural lands, forests, and residential properties, offering a tranquil lifestyle amidst a picturesque landscape.

OFFERING PROCESS

All qualified purchasers will be given data room access following execution of a confidentiality agreement. Contact listing brokers for pricing guidance.

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