

FOR SALE

+/- 63,161 SF high-exposure and
well-located development property

549 & 563 Island Highway West | Parksville, BC



Property Overview

SALIENT FACTS

Civic Address	549 Island Highway West, Parksville
Legal Description	LOT 1, DISTRICT LOT 70, NANOOSE DISTRICT, PLAN 1907 PID: 006-669-441
Taxes (2024)	\$13,018.00
Gross Site Area	21,344 SF or 0.49-acres (per BC Assessment)
Building Description	One (1) commercial building, & one (1) residential home, with five (5) bedrooms and three (3) bathrooms
OCP	Mixed Use Commercial (MXHC)
Ingress/Egress	Island Highway West & Bay Avenue
Zoning	Local Commercial (C1)
Business	Current owners operate Temple Food Convenience Store on the Property

Civic Address	563 Island Highway West, Parksville
Legal Description	LOT A (DD EB23994), DISTRICT LOT 70, NANOOSE DISTRICT, PLAN 20038 PID: 010-455-647
Taxes (2024)	\$4,537.00
Gross Site Area	41,817.60 SF or 0.49-acres (per BC Assessment)
OCP	Transitional Residential (TR)
Ingress/Egress	Island Highway West
Zoning	Single Family Residential (RS-1)



C1 ZONING

Uses include but not limited to:

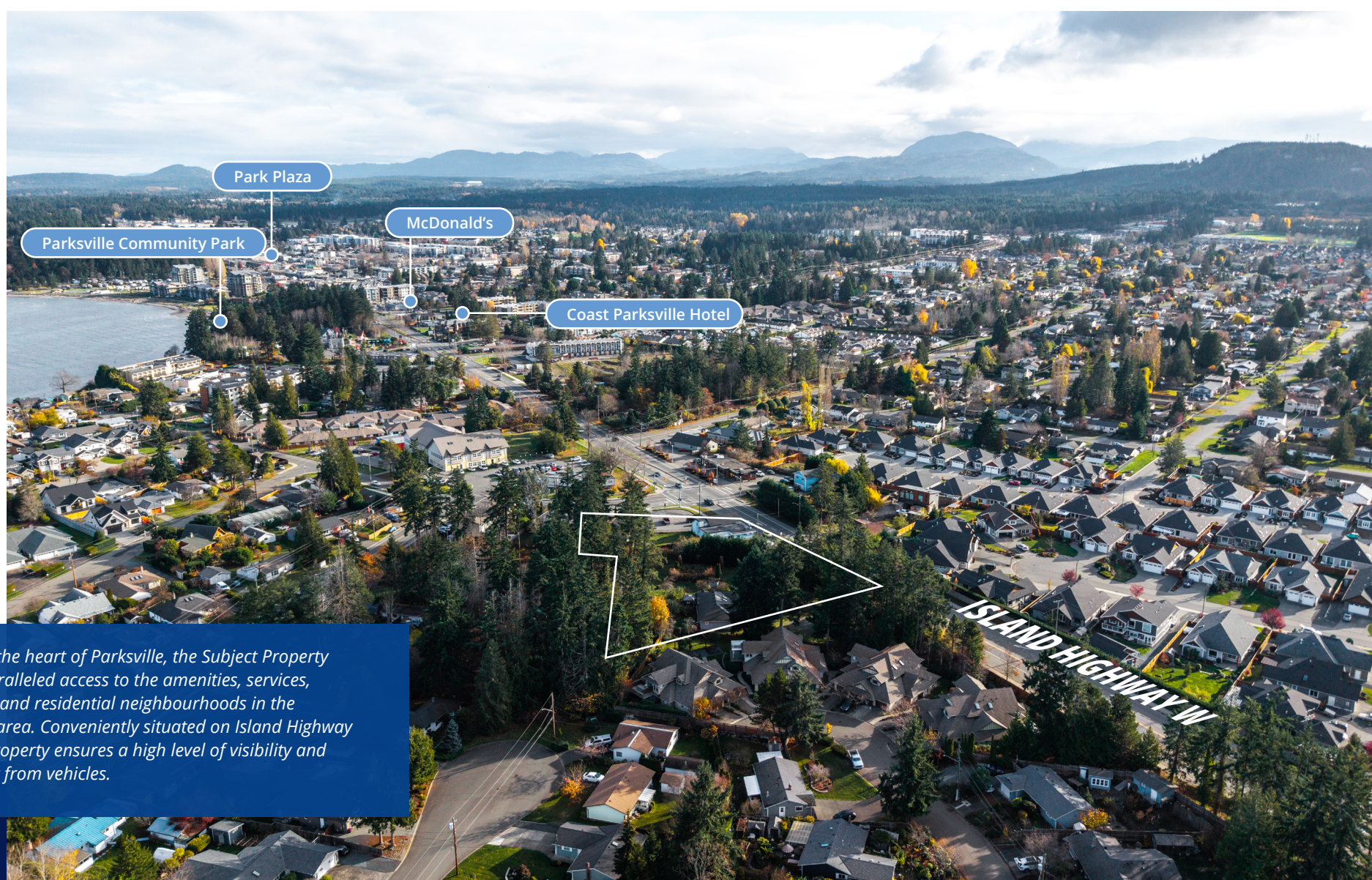
- convenience store
- accessory residential
- food catering facility
- accessory buildings and structures

RS1 ZONING

Uses include but not limited to:

- single family dwelling
- duplex

Location



Situated in the heart of Parksville, the Subject Property offers unparalleled access to the amenities, services, businesses, and residential neighbourhoods in the immediate area. Conveniently situated on Island Highway West, the Property ensures a high level of visibility and accessibility from vehicles.



The Property has approximately 390 feet of frontage onto the Island Highway West.



The existing commercial and residential buildings at 549 Island Highway West provide holding income potential.



Parksville is situated just 36 km from Nanaimo, Vancouver Island's regional centre with a population of 100,000 +.



Located within immediate proximity to Parksville Community Waterfront Park.



Within walking distance to the downtown retail commercial core of the City of Parksville, a destination shopping area for residents and a sizeable tourist market.

Development Potential

OFFICIAL COMMUNITY PLAN

549 Island Highway West, Parksville

OCP Designation Mixed Use Commercial (MXHC)

Description & Intent

Areas designated as Mixed Use are intended to serve as a transition between single-use neighbourhoods and the downtown core. Residential, commercial and mixed use building formats are all supported in this designation.

Typical Building Forms

Maximum building height in this designation is four storeys.

Target Density

Residential uses in this designation should be compact and achieve densities of at least 40 units per hectare.

563 Island Highway West, Parksville

Transitional Residential (TR)

Properties within the Transitional Lands designation are intended to function as a medium density neighbourhood that provides a buffer between lower density single unit residential lands and higher densities and mixed use developments.

A variety of housing forms are supported in this designation, including small single lot residential uses, duplexes, triplexes, ground oriented townhomes, patio homes, and row-housing

A typical density for this designation ranges between 20 and 40 units per hectare



549 Island Highway



563 Island Highway

549 & 563 Island Highway West
Parksville, BC

Colliers

PURCHASE PRICE

\$2,975,000

For more information,
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