

FOR SALE

Opportunity to acquire a 3.2 acre waterfront mixed-use investment property featuring 30 RV pads, convenience store, gas station, restaurant, and apartments

8248 & 8256 ISLAND HIGHWAY SOUTH

FANNY BAY, BC



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PROPERTY SUMMARY

ADDRESS

8248 & 8256 Island Highway South, Fanny Bay, BC

PID(S)

000-220-299; 000-315-222; 023-208-465

LEGAL DESCRIPTION

Lot A Plan VIP39725, District Lot 12, Newcastle Land District; Strata Lot 1 Plan VIS1343 District Lot 12, Newcastle Land District, PH I Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Show on Form 1; Lot 1 Plan VIP62012 District Lot 12, Newcastle Land District

LOT SIZE

3.20 Acres

ZONING

C-1A (Commercial One A) & TC-2 (Tourist Commercial Two)

IMPROVEMENTS

RV Park (30 sites)
Gas Station
Convenience Store
Restaurant
Three (3) one-bedroom residential apartment units
Boat Moorage Lease

FINANCING

Clear Title

OWNERSHIP STATUS

Asset Sale

STABILIZED NET OPERATING INCOME

\$138,547

PROJECTED MARKET NET OPERATING INCOME

\$232,769

PRICING GUIDANCE

Contact listing agents

Opportunity

Avison Young is pleased to present a rare opportunity to acquire a prime waterfront mixed-use investment Property in Fanny Bay, BC, featuring significant revenue upside.

Situated on 3.20 acres of strategically located land, the Property features a diverse income-generating mix including an RV park (Lighthouse RV Park), gas station (Canco), convenience store (One Stop), restaurant (for lease), residential apartment units, and a boat moorage facility.

Ideally positioned between Nanaimo and Courtenay, the Property benefits from strong visibility and accessibility, drawing consistent traffic from commuters, tourists, and local residents alike, and only a short 40 minute drive to Mount Washington Ski Resort.

This offering delivers strong in-place cash flow with substantial upside potential through targeted operational efficiencies and strategic lease optimization—projected to drive an increase in net operating income of approximately \$100,000.

With breathtaking ocean views, an exceptional location, and multiple income streams, this Property offers investors a unique blend of lifestyle appeal and income & asset growth.

Property Improvement Details



LIGHTHOUSE RV PARK
30 RV sites (owner-operated)



CANCO GAS STATION
Leased



ONE STOP CONVENIENCE STORE
Leased



RESTAURANT
Marketing for lease (vacant as of October 2025)



THREE (3) ONE-BEDROOM RESIDENTIAL APARTMENT UNITS
Leased



BOAT MOORAGE LEASE
Leased from Crown, rented to boats and leased to Fanny Bay Oysters and C&C Oysters investment

Recent capital expenditures and RV site features

~\$400,000 IN CAPITAL IMPROVEMENTS



New septic system, new field, new tanks (each RV site and washroom access the new field)



New water well (artisan flow accessed), filtration systems and tanks



RV sites power: hard wired Hydro pedestals - 30 amp on smaller sites, 50 amp on larger sites



New in-ground irrigation system



On-site washrooms and showers



Newly renovated residential suites



Newly updated commercial restaurant space



Newly installed electrical





About Fanny Bay



Fanny Bay Waterfront – Stunning coastal views, beachcombing, and peaceful spots for picnics or sunset watching.



Boating & Kayaking – Calm waters make it ideal for paddling or launching boats; moorage options available locally.



Fishing & Crabbing – A hotspot for anglers with plentiful opportunities for fishing, crabbing, and prawning.



Hiking & Biking – Close to scenic trails, including sections of the Royston Seaside Trail and nearby forested paths.



Fanny Bay Oysters – The town is globally recognized for its high-quality oysters. Visitors often stop by for a fresh seafood experience right at the source.



Midway Between Nanaimo & Courtenay – Great for day trips, with quick access to shopping, services, and cultural events.



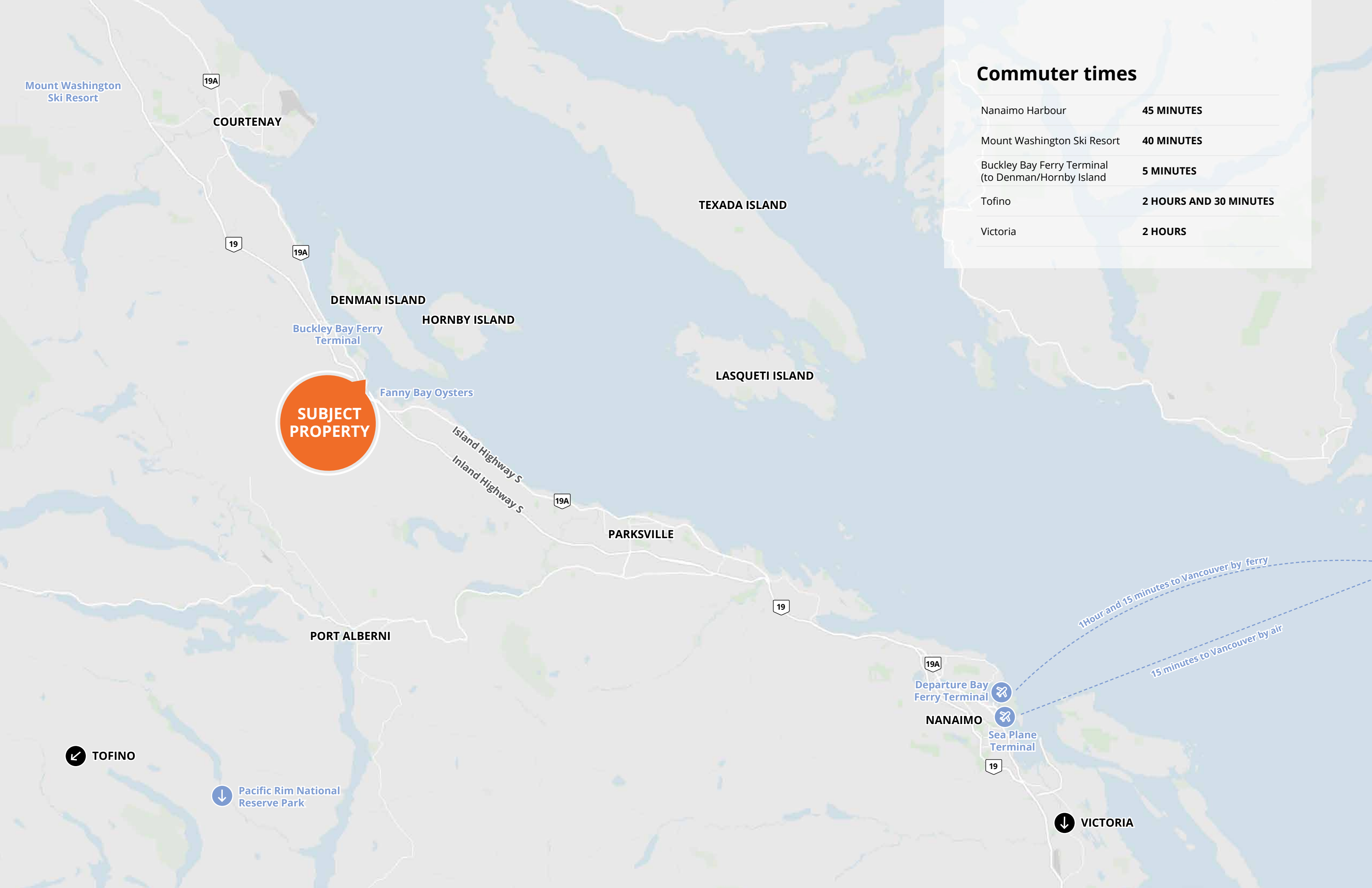
Comox Valley – Just a short drive away, offering wineries, farmers' markets, and Mount Washington for skiing and hiking.



Denman & Hornby Islands – Easy ferry access nearby makes for perfect weekend island getaways.



Ferry and Sea Plane Access – A 45-minute drive from Departure Bay Ferry Terminal and the Sea Plane Terminal in Nanaimo Harbour, providing easy access to Vancouver - just 15 minutes by air.



Commuter times

Nanaimo Harbour	45 MINUTES
Mount Washington Ski Resort	40 MINUTES
Buckley Bay Ferry Terminal (to Denman/Hornby Island)	5 MINUTES
Tofino	2 HOURS AND 30 MINUTES
Victoria	2 HOURS

**SUBJECT
PROPERTY**

1 hour and 15 minutes to Vancouver by ferry

15 minutes to Vancouver by air

Mount Washington
Ski Resort

19A

COURTENAY

19

19A

DENMAN ISLAND

HORNBY ISLAND

Buckley Bay Ferry
Terminal

Fanny Bay Oysters

TEXADA ISLAND

LASQUETI ISLAND

Island Highway S
Inland Highway S

19A

PARKSVILLE

19

PORT ALBERNI

19A

Departure Bay
Ferry Terminal

NANAIMO

Sea Plane
Terminal

19

TOFINO

↓

Pacific Rim National
Reserve Park

↓

VICTORIA

Offering Process

Avison Young has been retained to market the Property for sale. Offers will be evaluated based on a combination of factors, including the proposed purchase price, the purchaser's financial capability to complete the transaction, and the proposed timelines and conditions for closing.

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