

FOR SALE

1.08 Acres of Development Land and
Solid Cap Rate Motel

TOWN CENTRE INN MOTEL

1500 Dogwood St, Campbell River

JUHAN LEE

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OPPORTUNITY

Town Centre Inn have been in Campbell river since 1991. The current owner took over in 2006 and for 14 years he continued to run the motel exquisitely with constant returns throughout the years. The owner is now planning to retire so he is offering a rare opportunity to own a business that is already developed, along with two parcels of land. With this zoning there are lots of potential to expand or redevelop the current property.

PROPERTY SUMMARY

MUNICIPAL ADDRESS

1500 Dogwood St Campbell River
1405 16th Ave Campbell River
1409 16th Ave Campbell River

PID

005-739-225
005-739-217
000-300-705

PROPERTY TAXES

\$29,102.26

SITE SIZE

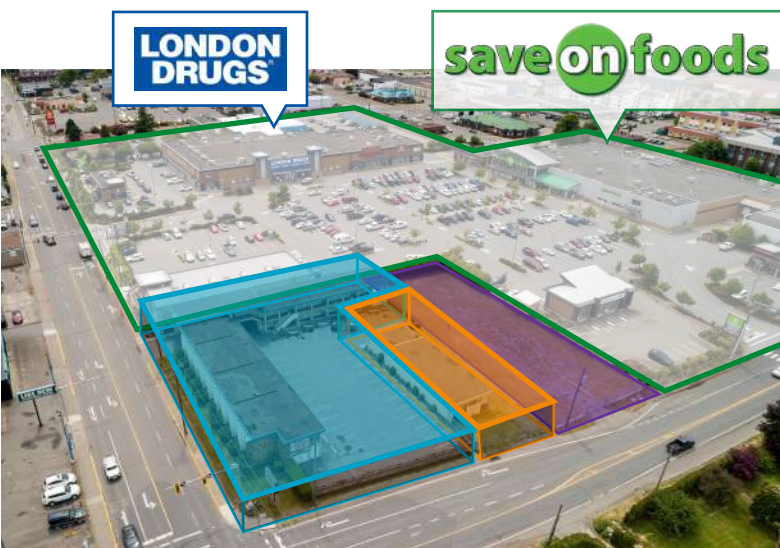
1.08 Acres

BUILT

1969

LEGAL DESCRIPTION

- Lot 2 Plan VIP17382 District Lot 69
Land District 51 Except Plan EPP71428
- Parcel A Plan VIP3558 District Lot 69
Land District 51 DD 82751I OF LOT 1
- Parcel B Plan VIP3558 District Lot 69
Land District 51 DD 105666I OF LOT 1



SITE

The Site is on 1.08 Acreage of land zoned for C1. With many potentials to be redeveloped to commercial uses such as an apartments or mixed used commercial/residential. For redevelopment purposes, 100% of the land can be used as long as the building height is under 16.5 sqm. The maximum combined floor area ratio for fee simple lots larger than 9,290 sqm lot area is 5.0.

ZONING

C1 - zoning, can be developed into a retail stores, mixed use commercial/residential buildings and apartments.

Mixed Use



Multi-family



Shopping Plaza





EXISTING BUSINESS FEATURES

34 ROOMS + OFFICE AND SUITES

2 Queen with Hide and Kitchenette

2 Two Queens with Hide

2 Two Doubles with Kitchenette

1 Queen with Hide

4 Queen with Kitchenette

11 Two Doubles

12 Queens

YEAR	GROSS REVENUE
2019	458,650
2018	540,367
2017	511,540



LOCATION



ABOUT CAMPBELL RIVER, BC

Campbell river is a beautiful city where many come to visit each year. The city is changing and there are big redevelopments happening all around the city. There are multiple permits applied to build residential suites as well as a permit application for a new resort and golf course.



35,138
Residents



1% Year over
Year Population Growth



\$64,465 Average
Household Income



Central location
Downtown

CONTACT US

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