

FOR SALE

Ocean View Development Lots in Central Tofino

238 & 246 First Street, Tofino, BC

Two Build-Ready Parcels with STR Zoning in One of
BC's Most Sought-After Coastal Communities



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**Personal Real Estate Corporation*

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238 & 246 FIRST STREET

Tofino, BC

Two rare, ocean-view development lots now available in the heart of Tofino — a highly desirable and tightly held West Coast destination. Located within an exclusive three-lot subdivision, 238 and 246 First Street offer an exceptional opportunity for those looking to build in a walkable, ocean-facing location just minutes from Tonquin Beach, the harbourfront, and downtown amenities.

Both lots are zoned R1, which permits the construction of a single-family home with a secondary suite. A licensed short-term rental (STR) is permitted. Notably, Tofino has opted out of the province's new STR restrictions, making these parcels among the few in British Columbia where out-of-town ownership and STR operation remain legally permitted outside of the Provincial regulations. This regulatory distinction significantly enhances their long-term investment appeal.

Each property features partial site preparation, west-facing exposure for beautiful sunset views, and an elevated setting with a forested rear yard — combining privacy, light, and natural beauty. The lots also support home-based business uses and are within walking distance of schools, shops, restaurants, and trails.

With limited land availability, supportive zoning, and a strong tourism economy, these properties offer rare flexibility and potential in one of BC's most supply-constrained real estate markets.

INVESTMENT HIGHLIGHTS

- » Two build-ready lots in central Tofino, each with ocean views and west-facing exposure
- » Zoned R1 – permits single-family dwelling with a secondary suite. Licensed short-term rental is permitted
- » Tofino is exempt from new provincial STR restrictions, allowing non-local owners to legally operate vacation rentals — a unique advantage in BC
- » Maximum lot coverage of 25%:
 - * 238 First Street: approx. 1,887 sq ft
 - * 246 First Street: approx. 1,841 sq ft
- » Partial site preparation completed, offering flexibility for future building plans
- » Eligible for home-based businesses such as professional services or studios
- » Walkable to Tonquin Beach, schools, restaurants, trails, and the Tofino harbourfront
- » Situated in a quiet, exclusive three-lot subdivision
- » Strong long-term value potential in a high-demand, low-supply coastal market

ADDRESS

246 First Street, Tofino, BC

LOT SIZE

0.169 acres

ZONING

R1 – Single Family Residential with Short-Term Rental & Suite Permitted

PID

032-094-027

OFFERED AT

\$489,000 + GST

ADDRESS

238 First Street, Tofino, BC

LOT SIZE

0.173 acres

ZONING

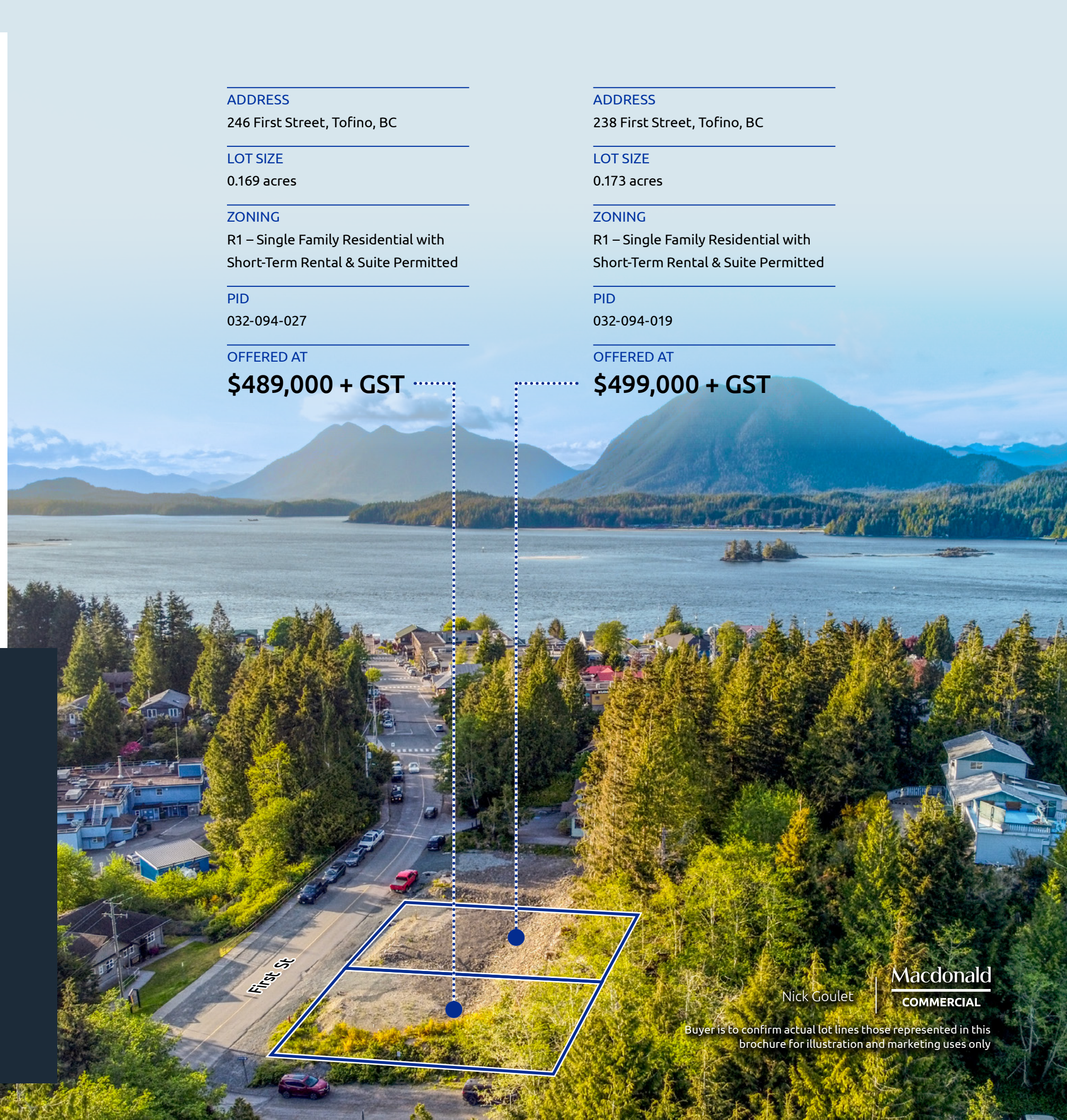
R1 – Single Family Residential with Short-Term Rental & Suite Permitted

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OFFERED AT

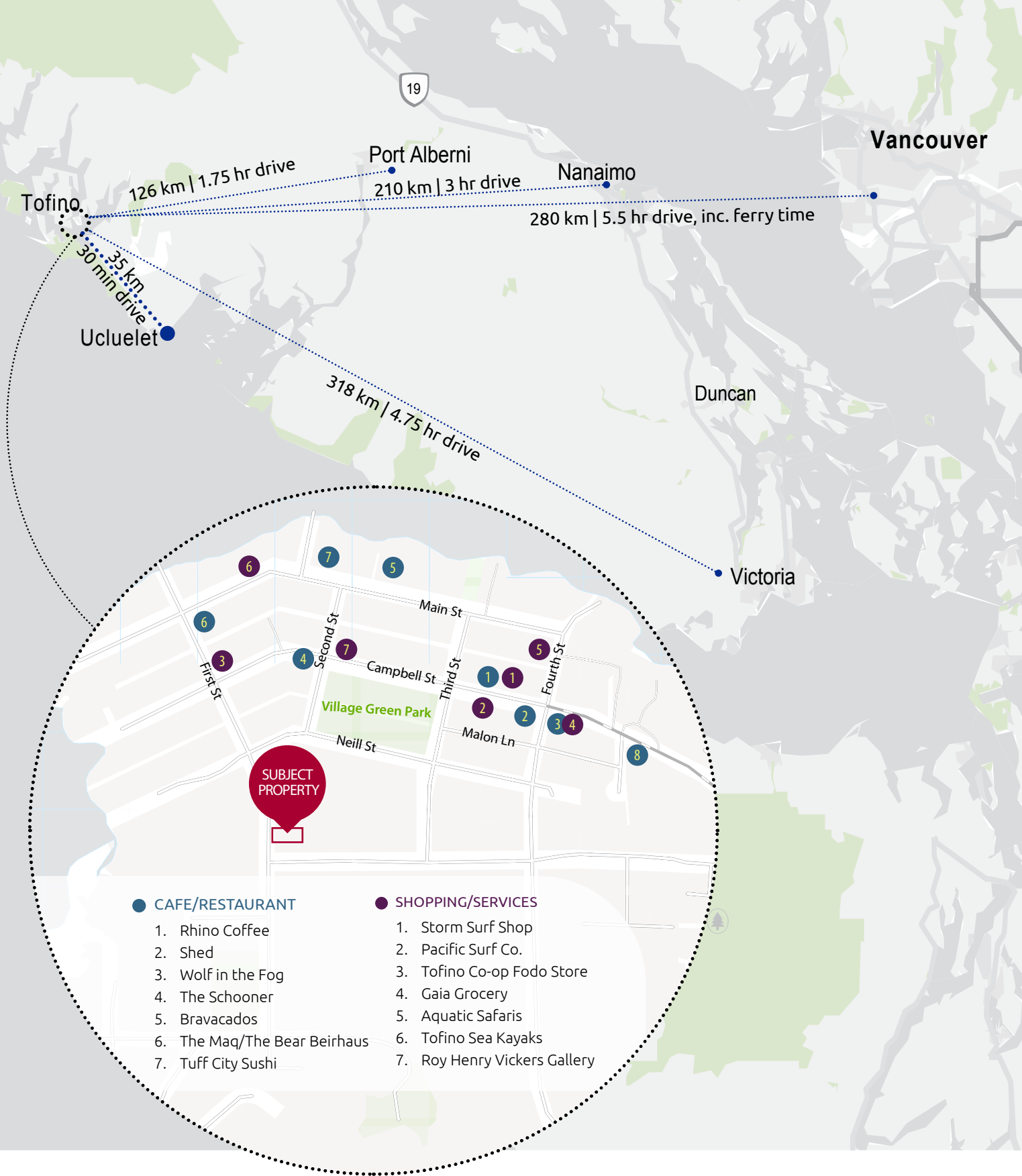
\$499,000 + GST



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Buyer is to confirm actual lot lines those represented in this brochure for illustration and marketing uses only



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