



6050 Hector Road, Port Alberni, BC

Property Highlights

- ▶ 8.23-acre (230,868 SF) R-1 Site
- ▶ 12,847 SF of steel frame industrial production building & various industrial outbuildings
- ▶ 2,000 SF mobile home & 1,170 SF office
- ▶ Designated as “industrial” in the OCP
- ▶ Future redevelopment potential

Gary Haukeland*
Senior Vice President
604 691 6693
ghaukeland@naicommercial.ca
*Personal Real Estate Corporation

J-D Murray
Senior Associate
604 691 6664
jdmurray@naicommercial.ca

NAI Commercial
1075 W Georgia St, Suite 1300
Vancouver, BC V6E 3C9
+1 604 683 7535
naicommercial.ca



6050 Hector Road

Port Alberni, BC

The Opportunity

The property represents an opportunity to acquire an 8.23-acre industrial sawmill site with approximately 22,180 SF of buildings, packaging area, modular home, office, lunchroom, repair shop and several acres of paved yard. The City of Port Alberni Official Community Plan designates the existing use for the property as “industrial,” to “facilitate the growth and diversification of the local economy. Ensure that opportunities for home industry are provided and implemented with minimal disturbance to neighbours.

Location

The property is located on the west side of Hector Road, just north of the Bell Road intersection, in the City of Port Alberni on Vancouver Island. The property is 5-minutes to Highway 4, with access to downtown Port Alberni, Tofino/Ucluelet, the rest of Vancouver Island, and all amenities.

Property Details

Civic Address

6050 Hector Road
Port Alberni, BC V9Y 9E8W4

Legal Description

Lot C District Lot 90 Alberni District Plan
VIP67476

PID

024-203-050

Total Lot Size

8.23 Acres

Zoning

M-7 (Sawmill). Designated as
“Industrial” within the Port Alberni OCP

Price

\$1,650,000

NAICommercial

650 Hector Road

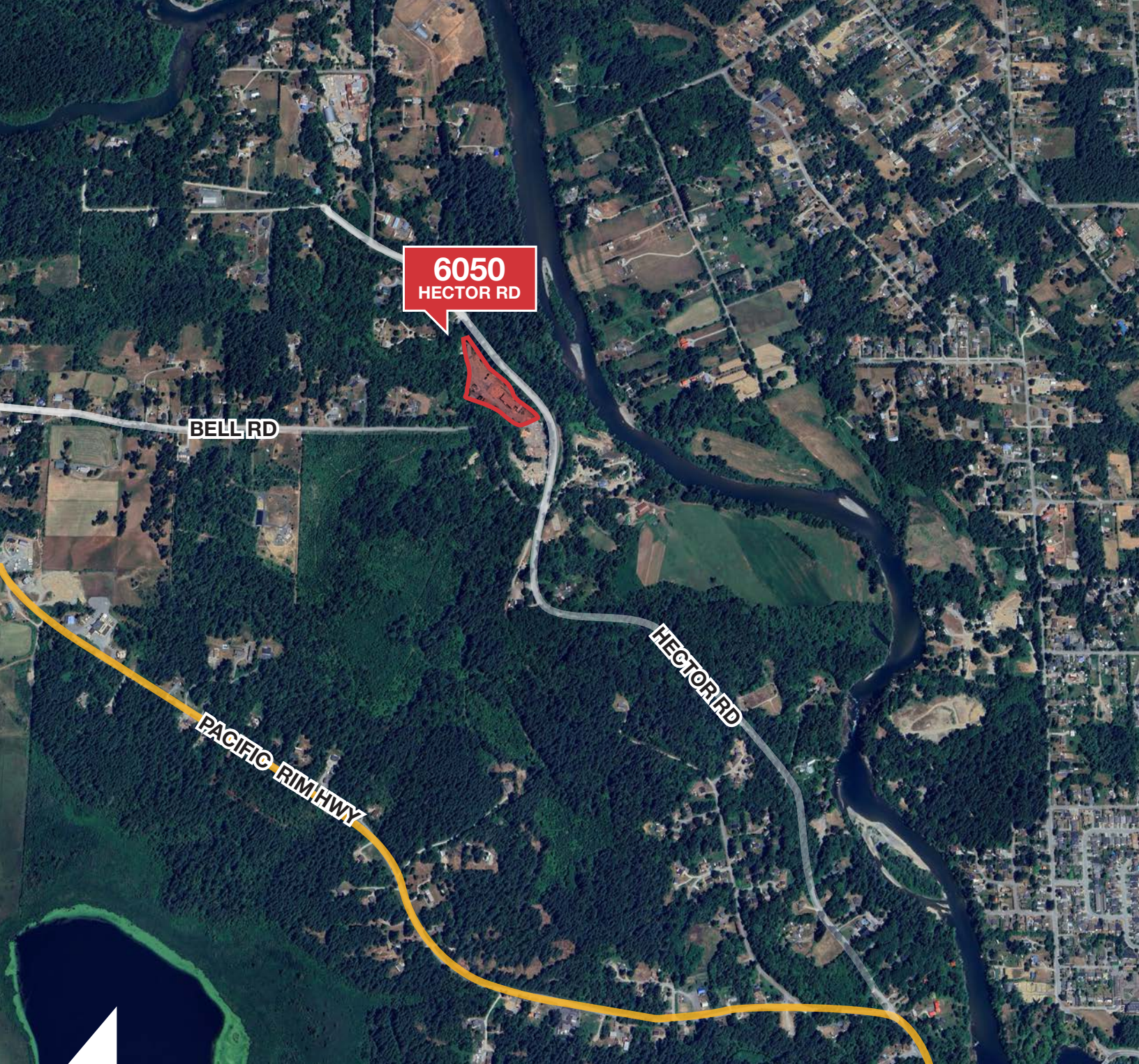
Port Alberni, BC

NAICommercial



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied. Aerial image(s) courtesy of Google, Landsat/Copernicus

NAI Commercial
1075 W Georgia St, Suite 1300
Vancouver, BC V6E 3C9
+1 604 683 7535
naicommercial.ca



Gary Haukeland*, Senior Vice President
604 691 6693 | ghaukeland@naicommercial.ca

*Personal Real Estate Corporation

J-D Murray, Senior Associate
604 691 6664 | jdmurray@naicommercial.ca

NAICommercial

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the

NAI Commercial
1075 W Georgia St, Suite 1300
Vancouver, BC V6E 3C9
+1 604 683 7535
naicommercial.ca