

## 5686 & 5694 Wharf Avenue, 5700 Porpoise Bay Road, 5689 Trident Avenue

Sechelt, BC

**1.4-Acre Mixed-Use Development Opportunity with 3rd Reading  
in the Sunshine Coast**



**Gurki Rai**

Personal Real Estate Corporation  
Vice President | Land & Investment Properties  
604 657 9395

[gurki.raai@cbre.com](mailto:gurki.raai@cbre.com)

**Steven Law**

Associate  
Land & Investment Properties  
604 900 7942

[steven.law@cbre.com](mailto:steven.law@cbre.com)

[www.cbre.ca/properties](http://www.cbre.ca/properties)

## For Sale

5686 & 5694 Wharf Avenue, 5700 Porpoise Bay Road, 5689 Trident Avenue  
Sechelt, BC

## Development Opportunity



## Salient Details

- + 4-Lot Land Assembly:  
Tenanted Residences
- + Current Zoning:  
R-4 (Residential Four Zone)
- + OCP:  
Downtown Centre and Multi-Family  
Mixed Residential
- + PIDs:  
006-394-205  
008-102-473  
010-591-672  
010-292-381

## Location Highlights



BAY-VIEW  
OPPORTUNITY



RESTAURANTS  
+ PARKS NEARBY

5

MIN  
WALK



CAPILANO UNIVERSITY



PORPOISE BAY

5

MIN  
DRIVE



SECHELT HOSPITAL

## Pricing Guidance



**\$6,200,000**  
(\$43 BUILDABLE PSF)

## 4 Lot Land Assembly

Unique opportunity to acquire four (4) adjacent single-family lots, totaling 1.39 acres, in a prime location just a short walk from Capilano University Sunshine Coast and scenic Porpoise Bay. With the nearby Sechelt Hospital, a major employer in the area, just a short drive away, this land assembly presents a unique opportunity to meet the growing demand for housing in Sechelt. The location of the development will easily appeal to students, employees, and retirees alike, offering a sought-after lifestyle in a beautiful coastal setting.

### DEMOGRAPHICS WITHIN A 5KM RADIUS

**11,024**  
POPULATION

**5.5%**  
POPULATION GROWTH  
(2024-2034)

**\$106,522**  
AVERAGE HOUSEHOLD  
INCOME

**11,662**  
2034 PROJECTED  
POPULATION



**For Sale**

5686 & 5694 Wharf Avenue, 5700 Porpoise Bay Road, 5689 Trident Avenue  
Sechelt, BC

**Development Opportunity**

# 1.4-Acre Mixed-Use Development Opportunity



### Development Application

The properties currently have a development application for an 89 unit mixed-use rental and condo complex. The properties have been given 3rd Reading to the OCP and rezoned to the amendment bylaws on June 5, 2024.

### Opportunity

There are options by a developer to increase density and incorporate design changes to maximize the development potential.

### Development Highlights

**2.4**

FAR

**145,316**

SF BUILDABLE

**60,476**

SF TOTAL LAND SIZE

**Development**

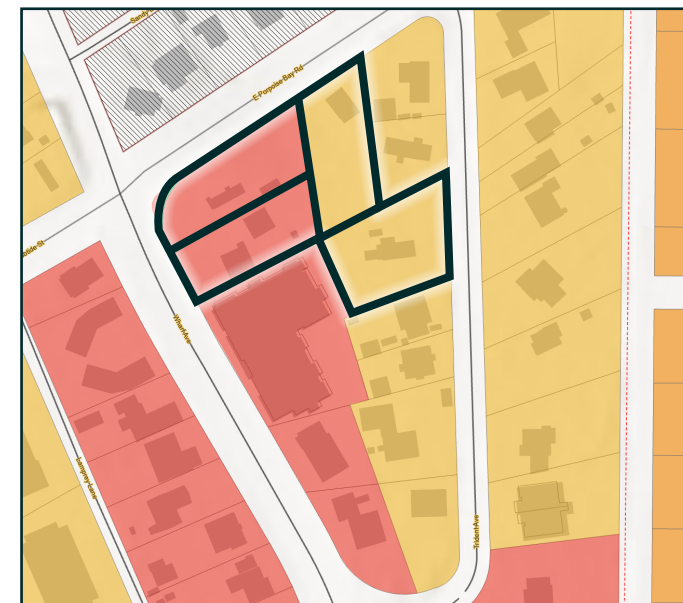
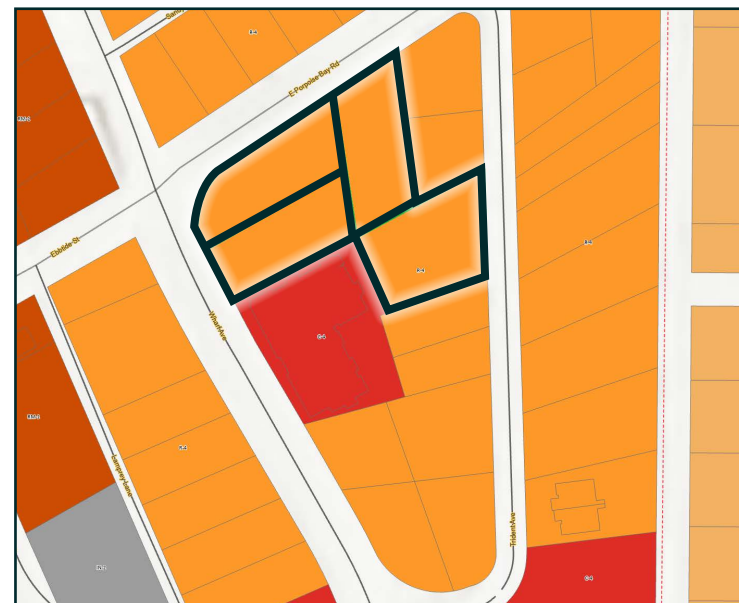
3RD READING APPROVED

### Zoning

- + R4 - Residential Four
- + Zone - Urban Infill - SSMUH

### Official Community Plan

- Downtown Centre
- Multi-Family Mixed Residential



SOURCE: THE DISTRICT OF SEHELDT



SOURCE: THE DISTRICT OF SEHELDT

### Plans

Current Development Plans available.

## Location

Located in Sechelt, BC on the Sunshine Coast, situated between the Pacific Ocean and the Coast mountains. The town boasts breathtaking waterfront views and numerous outdoor activities with a diverse mix of families, retirees, and seasonal guests. Its economy thrives on tourism, retail, healthcare, and small enterprises. The properties are located within a 5 minute-or-less walk to nearby parks, hiking trails, restaurants, shops, Porpoise Bay, Osprey Beach, Sunshine Coast Capital University, and the local Sechelt Hospital. Easily accessible by ferry from Vancouver, Sechelt is just a short drive from Langdale, Gibsons, and Halfmoon Bay.



## Distances



### WALK

- 3 MIN PORPOISE BAY
- 5 MIN CAPILANO UNIVERSITY
- 7 MIN TED DIXON FIELDS



### DRIVE

- 3 MIN SECHELT HOSPITAL
- 4 MIN SECHELT AQUATIC CENTRE
- 5 MIN DAVIS BAY BEACH
- 25 MIN TOWN OF GIBSONS
- 30 MIN LANGDALE FERRY

## Contact Agents

### Gurki Rai

Personal Real Estate Corporation  
 Vice President | Land & Investment Properties  
 604 657 9395 [gurki.raï@cbre.com](mailto:gurki.raï@cbre.com)

### Steven Law

Associate  
 Land & Investment Properties  
 604 900 7942 [steven.law@cbre.com](mailto:steven.law@cbre.com)

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services [canadamapping@cbre.com](mailto:canadamapping@cbre.com), DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.