

# FOR SALE

Campbell Shores

# NAI Commercial

## A NEWLY BUILT MULTIFAMILY COMPLEX WITH 90 SUITES LOCATED ON THE OCEANFRONT IN CAMPBELL RIVER



### 1430 ISLAND HIGHWAY SOUTH, CAMPBELL RIVER, BC

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## SALIENT FACTS

### PID

027-789-853

### Lot Size

136,758 SF

### Zoning

RM-3

### Year Built

2021

### Suite Mix

One Bedroom	31
Two Bedroom	59
<b>Total</b>	<b>90</b>

### Gross Building Area

108,500 SF

### Net Rentable Area

Approx. 71,026 SF

### Average Suite Size

789 SF

### Parking Stalls

Secured Grade	72
Surface	73
<b>Total</b>	<b>145</b>

### Occupancy

97.8%

### Stabilized NOI

\$1,526,454

### Price

Contact Listing Agents

# 1430 ISLAND HIGHWAY SOUTH

## CAMPBELL RIVER, BC

## PROPERTY INFORMATION

- ▶ Newly built, Turnkey Multifamily property
- ▶ All suites feature a balcony in addition to the open space design, and over 70% offer 180° unobstructed ocean views
- ▶ Oceanfront Property and Easy Access to Transit - Connected to the community
- ▶ Growing Local Economy

## LOCATION

The property is situated on the oceanfront, providing breathtaking views of the water and easy access to a variety of outdoor activities. The location is also just minutes away from downtown Campbell River, which offers a variety of shopping, dining, and entertainment options. The property is surrounded by other high-end homes and condos, making it a desirable location for Renters looking for a luxurious waterfront property. In addition, the property is located near several popular attractions, such as the Campbell River Art Gallery and the Elk Falls Suspension Bridge, which makes it a great option for Renters looking for a waterfront location.

## REASONS TO INVEST IN CAMPBELL RIVER

- ▶ **Strong Rental Demand:** With a growing population and limited rental options, Campbell River has a strong demand for rental properties. This makes it a great place to invest in rental properties and generate steady rental income.
- ▶ **Outdoor Recreation:** Campbell River is known for its stunning natural beauty and outdoor recreation opportunities, such as fishing, kayaking, and hiking. This makes it a desirable location for buyers looking for vacation properties or a place to retire.
- ▶ **Economic Growth:** Campbell River's economy is growing, with major investments in industries such as aquaculture, forestry, and tourism. This growth is expected to continue, making it a promising location for real estate investors.

## BUILDING SUMMARY

Unit Type	# of Units	Total NRA	Avg Size/ Unit	Monthly Rent	Monthly Parking Revenue	Avg Rent / Unit
1 Bed / 1 Bath	31	20,123 SF	649	\$47,475	\$1,750	\$1,531
2 Bed / 1 Bath	8	6,761 SF	845	\$14,150	\$550	\$1,769
2 Bed / 2 Bath	51	44,142 SF	866	\$94,420	\$3,988	\$1,851
<b>TOTAL</b>	<b>90</b>	<b>70,026 SF</b>	<b>789 SF</b>	<b>\$156,045</b>	<b>\$6,288</b>	<b>\$1,773</b>

Average Rent per SF per month: \$2.25

## CAMPBELL RIVER

Campbell River's economy is diversifying and growing, with major investments in key industries such as aquaculture, forestry, and tourism.

Aquaculture, or fish farming, is a major industry in the region, with companies such as Cermaq and Marine Harvest operating large salmon farms in the area. These companies have made significant investments in technology and sustainability, which has helped to increase their productivity and profitability.

Forestry has also been a major industry in Campbell River for many years. Companies such as Interfor and TimberWest operate mills and logging operations in the area, providing jobs and economic activity to the region. As demand for sustainable forestry products continues to grow, these companies are well-positioned to capitalize on this trend.

Tourism is also a growing industry in Campbell River, thanks to the region's natural beauty and outdoor recreation opportunities. The city is home to several popular attractions, such as the Elk Falls Suspension Bridge, the Campbell River Art Gallery, and the Discovery Pier. In addition, the region offers world-class fishing, hiking, kayaking, and other outdoor activities, making it a popular destination for tourists from around the world.

These investments and developments are expected to drive economic growth and create new job opportunities in Campbell River, which will in turn increase the demand for housing and real estate in the region.



Source: City of Campbell River ([campbellriver.ca/business-economy](http://campbellriver.ca/business-economy))

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