

KLEIN III

7.40 ACRE MULTIFAMILY DEVELOPMENT SITE FOR SALE

5397 McCourt Rd. Sechelt, BC



Information

This 7.40-acre development site is zoned R-5 (Medium Density – 35 dwellings per hectare) and is supported by a substantially complete Development Permit application for 104 townhomes. Extensive planning and technical work has been completed, with only final dp requirement outstanding prior to finalization. The District of Sechelt has demonstrated support for senior care homes, assisted

living, and related residential uses, offering flexibility and redevelopment potential. Ideally located just a five-minute drive from Downtown Sechelt, the property benefits from close proximity to all essential amenities, while offering beach access directly across the street—creating a rare combination of convenience, lifestyle appeal, and development certainty.

PROPERTY DETAILS

LOCATION	5397 McCourt Road, Sechelt BC
LOT SIZE	7.40 Acres
ZONING	R-5 (Medium Density) - 35 dwellings/hectare
LEGAL	LOT H, PLAN VAP7321, DISTRICT LOT 4292, GROUP 1, NEW WESTMINSTER LAND DISTRICT
PID	004-516-249
GROSS TAXES	\$16,352.63

PRICE

Contact Listing Agents

PROPERTY FEATURES

- Development Application: 104 Townhomes, amenity clubhouse w/gym, 2 parks & dog park, flexible layout options (The DP is substantially complete following extensive work, with only 1 remaining requirement to be addressed prior to finalization).
- District Of Sechelt is supportive of Senior Care Home development as well as other assisted living facilities.
- Located 5 minutes drive from Sechelt Downtown with all necessary amenities. You can benefit from a beach access just across the street

SPECIALISTS



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5397 McCourt Road



Ocean-facing design delivers a differentiated living experience—maximizing natural light, promoting resident wellbeing, and materially enhancing long-term asset value by offering uninterrupted coastal views from every residence.



District Of Sechelt is supportive of Senior Care Home development as well as other assisted living facilities. Currently zoned R-5 (Medium Density) - 35 dwellings/hectare.



Development Application: 104 Townhomes, amenity clubhouse w/gym, 2 parks & dog park, flexible layout options (The DP is substantially complete following extensive work, with only 1 remaining requirements to be addressed prior to finalization).



5397 McCourt Road, Sechelt BC



~244 FT

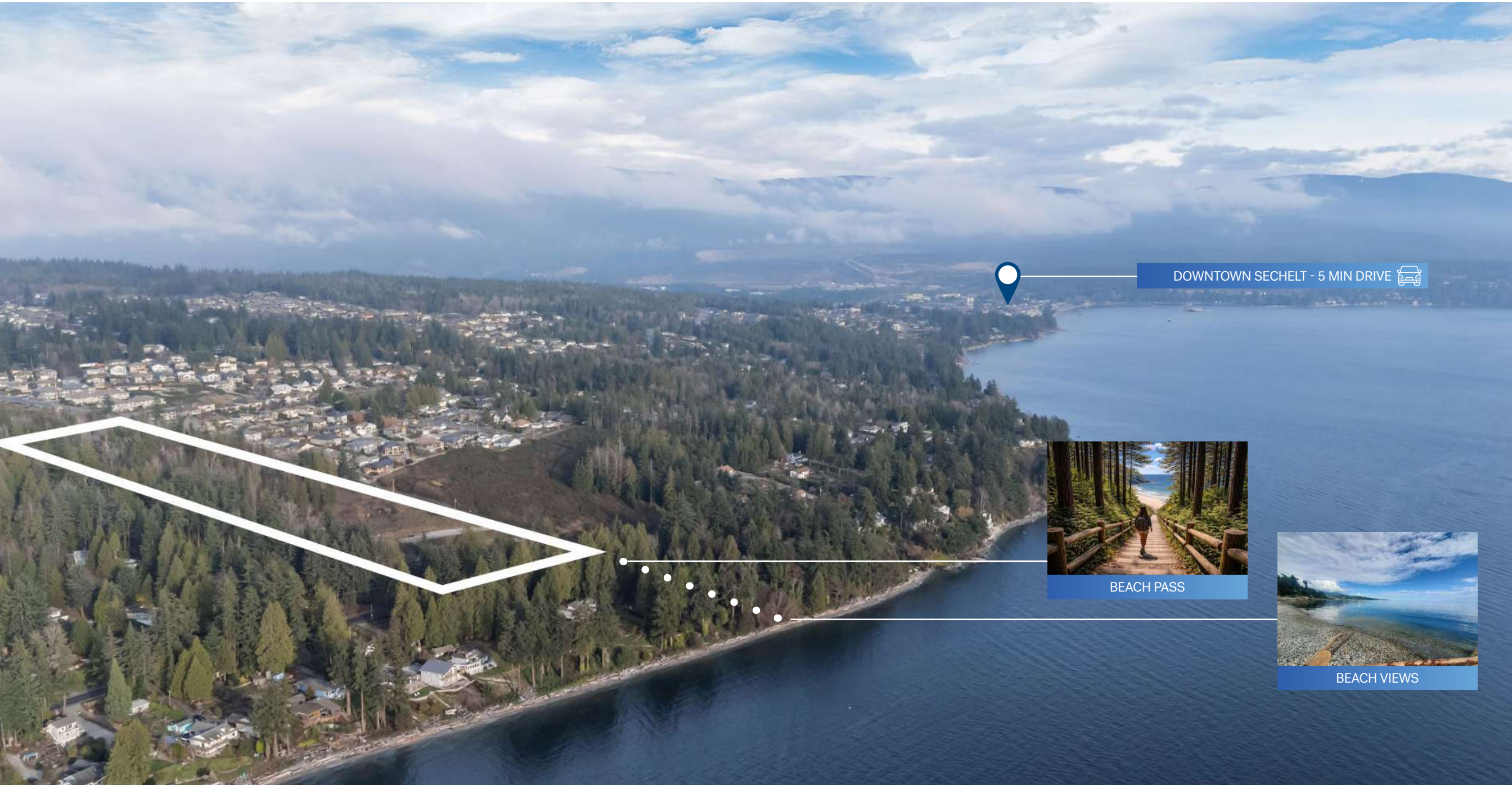
~1,358 FT

~1,470 FT

7.40 AC

~240 FT

5397 McCourt Road, Sechelt BC



DOWNTOWN SECHELT - 5 MIN DRIVE 



BEACH PASS



BEACH VIEWS

Residential Five Zone - Medium Density (R5)

ZONE INTENT: To provide for a mix of ground-oriented Residential infill housing types, including Two-Unit Dwellings and Townhouses.

DENSITY: The maximum Floor Area Ratio is 0.60 and 35 Dwelling Units per ha are permitted.

LOT COVERAGE: The maximum Lot Coverage is 50%

HEIGHT:
a) The maximum height for a principal use is 11.0m
b) The maximum height for an accessory structure is 5.0m

PARKING:
a) 1 parking space for a one-bedroom townhouse unit.
b) 1 parking space per 51.36 m² of Gross Floor Area for assembly use in the Amenity Building.

PERMITTED USES:	PRINCIPAL USES	ACCESSORY USES
	<ul style="list-style-type: none">· Townhouse· Two-Unit Dwelling·	<ul style="list-style-type: none">· Home Business· Secondary Suite· Short-Term Rental

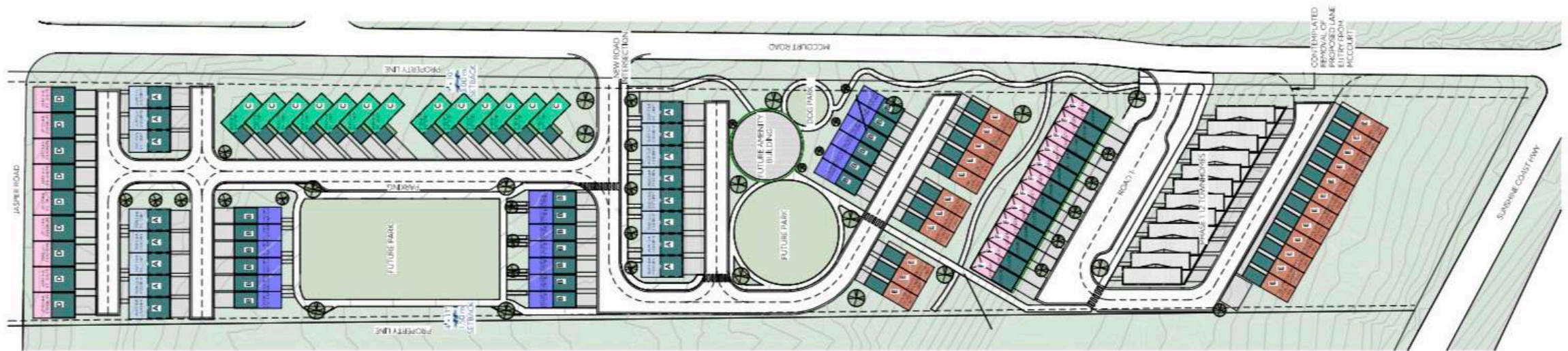


Site Plan & Unit Breakdown

TYPE	BED COUNT	UNIT QUANTITY	APPROX. UNIT AREA	TOT. BUILDING AREA
Phase 1	2 Bedroom	12	1,870	22,440
A	3 Bedroom	16	2,500	40,000
B	2 Bedroom	19	2,160	41,040
C	2 Bedroom	13	2,100	27,300
D	3 Bedroom	9	2,940	26,460
E	1 Bedroom	23	1,000	23,000
F	2 Bedroom	12	2,160	25,920
Total		104		206,160

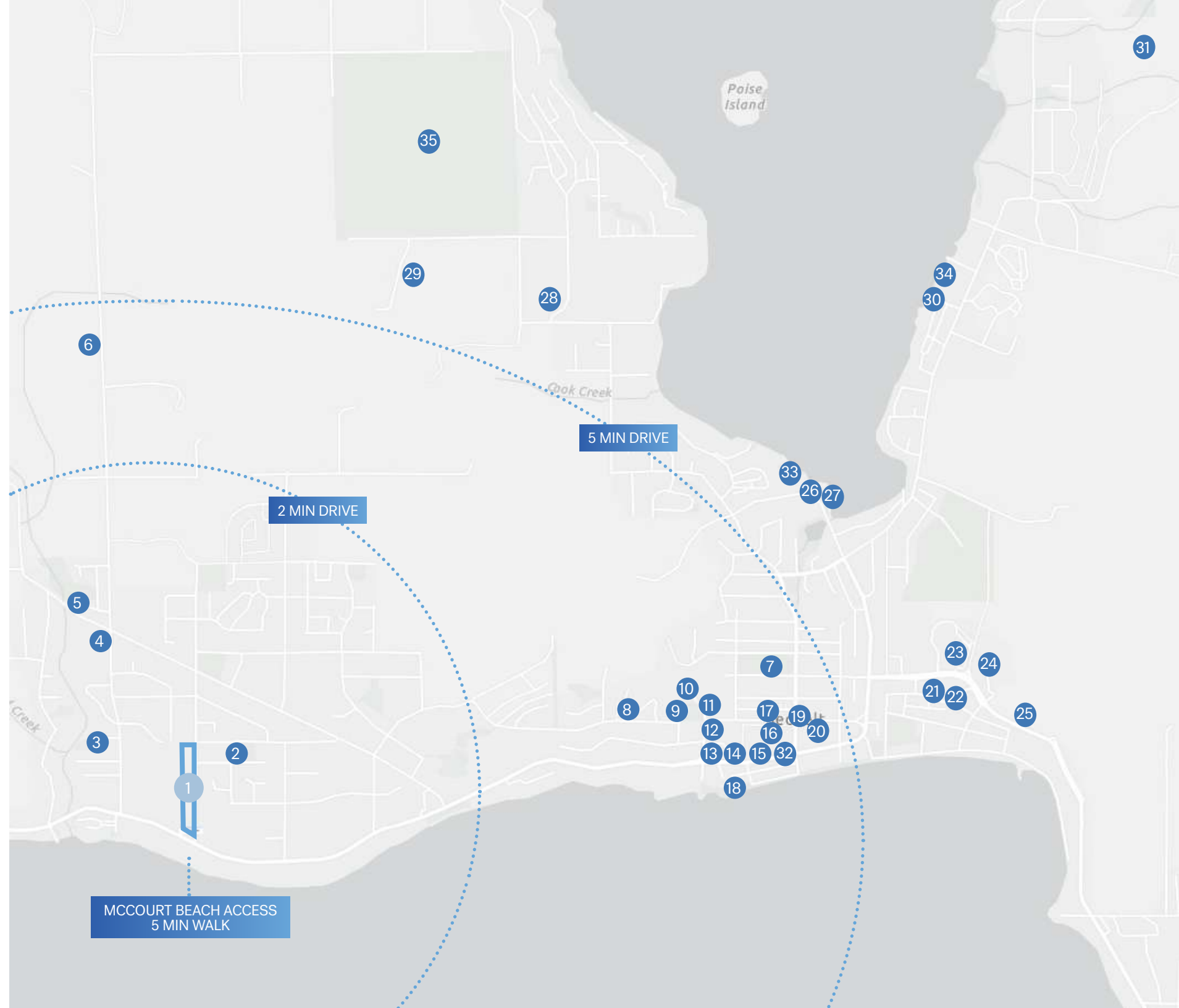
BEDROOM TYPE SUMMARY	#	(%)	BUILDABLE AREA
One Bedroom	23	22%	23,000 SF
Two Bedroom	56	54%	116,700 SF
Three Bedroom	25	24%	66,460 SF
Total	104	100%	206,160 SF

* Buildable Area is an estimate at this time as the units have not been designed or approved. Gross Floor Area is permitted to be 60% of the total site area, but this does not include decks, garages basements, etc. as noted in the Sechelt Zoning Bylaw. The approved Gross Floor Area will be adhered to at approximately 191,000 SF.



Amenities

1. 5397 McCourt Road - Subject Area
2. Picadilly Park
3. Lynnwood Court Dog Park
4. West Sechelt Elementary
5. Bricker Cider Company
6. Sunshine Coast Botanical Gardens
7. Hackett Park
8. Chatelech Secondary School
9. Rockwood Centre
10. Ecole De Pacifique Elementary School
11. Sechelt Aquatic & Fitness Centre
12. Sechelt Library
13. Sechelt Visitor Centre
14. Shift Tapas Kitchen & Bar
15. Royal Bank of Canada
16. Trail Bay Mall
17. Sechelt Fish Market
18. Snickett Park
19. Shell Gas Station
20. Basted Baker
21. Eagle Ridge Veterinary Hospital
22. Raven's Cry Theatre
23. Sechelt Hospital
24. Tsain-Ko Shopping Centre
25. BC Government Liquor Store
26. Lighthouse Pub
27. Harbour Air
28. Kinnickinnick Elementary School
29. Blue Ocean Golf Club
30. Sunshine Coast Air
31. Coast Gravity Park
32. Coast Flow Yoga
33. Halfmoon Sea Kayaks
34. Telus Marina
35. Kinnickinnick Park



SHOPPING

Sechelt offers a walkable shopping district with local boutiques, essential services, and everyday conveniences, seamlessly integrated into the community's coastal lifestyle.

GOLF COURSES

Championship and community golf courses are located throughout the region, offering accessible, year-round recreation that enhances the overall lifestyle and long-term appeal of the area.

SCHOOLS

The Sunshine Coast is supported by a network of well-established public and independent schools, offering convenient access to quality education within close proximity to residential communities.

OCEAN WILDLIFE

Seasonal whale migrations and abundant ocean wildlife create unforgettable coastal experiences, with sightings commonly enjoyed from shore, boats, and scenic viewpoints.

BUS NETWORK OPERATED BY BC TRANSIT

An integrated public transit network connects key communities, schools, shopping, and amenities, providing convenient and reliable mobility throughout the region.

HOSPITALS

Sechelt is anchored by Sechelt Hospital providing essential acute care, emergency services, and ongoing medical support close to home.



The Sunshine Coast: Naturally Elevated Living

The Sunshine Coast delivers an exceptional coastal lifestyle shaped by pristine beaches, forested trail systems, and elevated Pacific viewpoints. Within a convenient 5-10 minute drive, residents enjoy access to shorelines, ocean wildlife, golf courses, shopping, schools, and public transit.



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