

- THE SEABOARD -



FOR SALE

Newly Constructed, Oceanfront, 70 Unit Apartment Building
Located in Picturesque Campbell River

854 Island Highway South, Campbell River, BC

* Fully Leased

* Attractive Assumable
Financing in Place

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Opportunity

Macdonald Commercial is pleased to present The Seaboard by WestUrban Developments, located at 854 Island Highway South, Campbell River, BC.

This newly constructed, oceanfront, purpose built rental apartment has all 70-units leased. This property features a diverse unit mix comprising 11 studios, 21 one-bedroom, 34 two-bedroom, and 4 three-bedroom apartments. Each thoughtfully designed unit, averaging 680 square feet, is equipped with premium finishes, including stainless steel appliances, quartz countertops, and convenient in-suite laundry, along with private balconies offering breathtaking views of Quadra Island.

The property features secure underground parking, elevator, secured bike hangers, and an efficient entry system with fob access and security cameras in common areas. Additional amenities include a gym, a dedicated dog wash station, and proximity to Rotary Beach Seawalk and local favorites like Fogg Dukkens Coffee, with a bus stop conveniently located nearby.

The Property is held in bare trust, allowing prospective suitors to save on property transfer tax. Furthermore, there is attractive, assumable CMHC financing in place.

Please inquire for more details.

WestUrban Developments



WestUrban Developments Ltd. is recognized as one of Western Canada's foremost property development firms, with a specialization in large-scale residential and commercial developments. The company upholds a distinguished reputation for its unwavering commitment to quality and integrity.

Supported by a highly experienced in-house team of development professionals, WestUrban provides end-to-end project delivery in collaboration with property developers, clients, and stakeholders. Its comprehensive suite of services encompasses conceptual development, architectural design and planning, construction, finishing, and property management.

In addition, WestUrban works closely with municipal planners to address the housing demands of expanding communities. Through targeted infill development initiatives, the company delivers strategic, long-term housing solutions that contribute meaningfully to sustainable urban growth.



Salient Details

Address

854 Island Highway South, Campbell River, BC

PID

014-340-500

Legal Description

LOT 3, PLAN VIP48714, SECTION 32, TOWNSHIP 1, COMOX LAND DISTRICT, EXCEPT PLAN VIP58597

Site Area

47,742 SF

Net Rentable Area

47,573 SF

Units

70

Unit mix

- 11 x Studio
- 21 x 1 Bedroom
- 34 x 2 Bedroom
- 4 x 3 Bedroom

Average Unit Size

680 SF

Storeys

5

Parking

98

Title

Bare trust

Pricing Guidance

Please contact agents

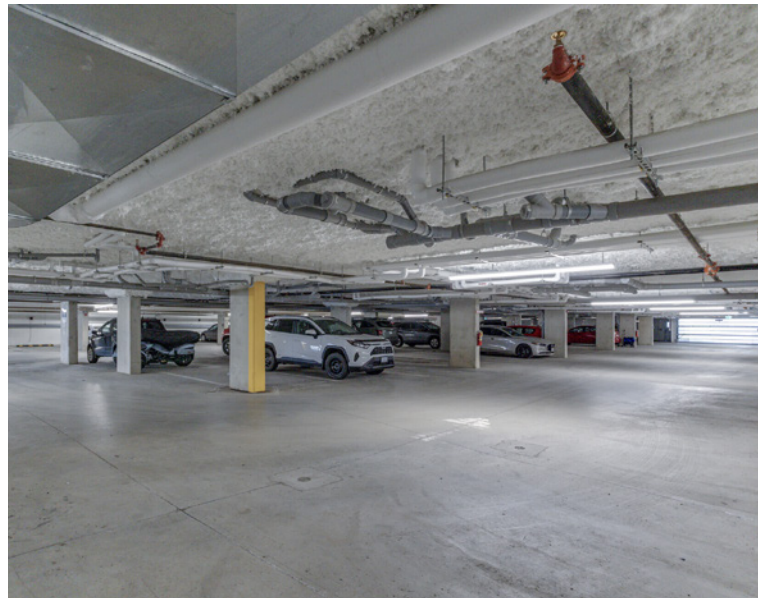


Building Features

- A class, high quality finishings throughout
- Secure underground parking with bike hangers
- Elevator and individually metered hydro
- Protected parcel delivery lockers in lobby
- Fitness room with exercise machines and weights
- Pet friendly facility with a dog wash station
- Security cameras and fob access system

Suite Features

- In suite, full size washer/dryer
- Mini split heat pump air conditioning
- Stainless steel fridge and freezer
- Dishwasher and oven
- High ceilings and natural light throughout
- Quartz countertops in kitchen and bathrooms
- Secure balconies with beautiful ocean views





THE SEABOARD



Offering Process

Prospective purchasers are invited to submit offers in the form of a Letter of Intent (LOI) or Agreement of Purchase and Sale (APS) through Macdonald Commercial for consideration by the Vendor.

The Vendor will review offers upon receipt. Offers may be structured as a share sale. For access to the data room, please email a signed confidentiality agreement and BCFSa disclosure documents to: paul.kim@macdonaldcommercial.com & derek.nystrom@macdonaldcommercial.com.

Access to the online data room is available upon execution of the Confidentiality Agreement.

Please contact listing agents for pricing guidance and particulars

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