

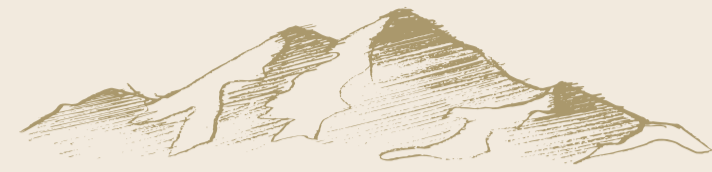
BEVAN

a living workplace

A NEW PLACE TO DO BUSINESS

PROUDLY DEVELOPED BY ACCIANO

FOR SALE
BUILDING &
DEVELOPMENT LOTS
3901 BEVAN ROAD
CUMBERLAND, BC



AREA ATTRIBUTES

VANCOUVER ISLAND, BC

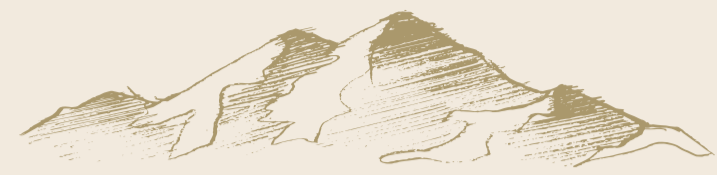
DRIVE DISTANCES

- Village of Cumberland – 4.6 km (6 mins)
- City of Courtenay – 12 km (12 mins)
- Comox Valley Airport – 19 km (22 mins)
- Campbell River Seaport – 65 km (42 mins)
- Nanaimo – 123km (121 mins)
- Victoria – 218km (2 hrs 49 mins)

POPULATION

- Comox Valley – 74,727 people
- Median Age – 51
- Average Household Income – \$81,570
- Living Wage – \$20.26 per hour

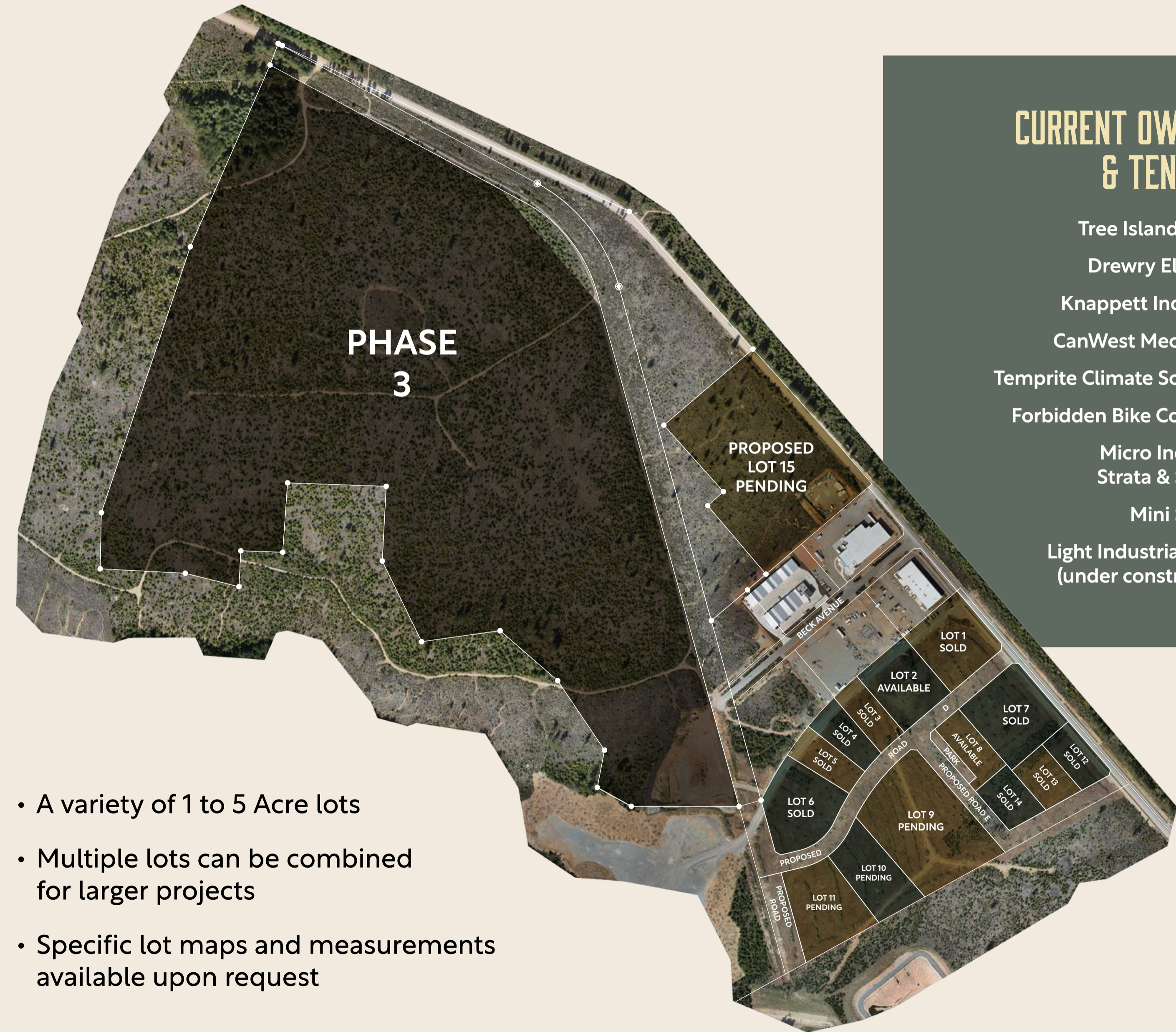




**PHASE 2:
NOW SELLING
80% SOLD OUT**

**PHASE 3:
COMING 2026**

**BUILDING & DEVELOPMENT
LOTS AVAILABLE**



**CURRENT OWNERS
& TENANTS**

- Tree Island Yogurt
- Drewry Electrical
- Knappett Industries
- CanWest Mechanical
- Temprite Climate Solutions
- Forbidden Bike Company
- Micro Industrial
- Strata & Storage
- Mini Storage
- Light Industrial Strata (under construction)

- A variety of 1 to 5 Acre lots
- Multiple lots can be combined for larger projects
- Specific lot maps and measurements available upon request



BUILD AT BEVAN LIVING WORKPLACE

SITE FEATURES

- Paved road to each site
- Leveled, build-ready sites
- Each lot zoned for a 900 sf. footprint live-in caretaker suite
- Municipal water
- 3 Phase power
- Telus Fibre Optic
- Wide municipal roads for big trucks
- Municipal street lighting to site
- Municipal fire hydrant on streets
- On-site septic or hook-up to area waste water treatment required
- Future municipal sewer hook-up (not included in price)
- Natural gas is not part of this site (please inquire)
- Landscape directive emphasizing native & drought tolerant plants for each site
- Area wildlife corridor
- Neighbourhood green space to be built in Phase 2

LOOKING FOR MORE
SPECIFIC SITE RESOURCES?
LET US KNOW.

ZONING – Industrial

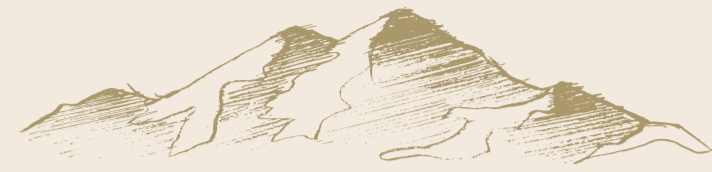
OFFICIAL COMMUNITY PLAN – Village of Cumberland

MUNICIPAL POLICIES & BYLAWS –

Buyers are responsible for meeting municipal bylaws and securing their own development and building permits with the Village of Cumberland. If you are unsure about your intended use, please contact the Village of Cumberland for guidance.

See Village of Cumberland Website and Bevan Industrial Lands Concept Plan and Report for more information.

www.cumberland.ca



THE RIGHT PLACE TO GROW YOUR BUSINESS

TYPES OF BUSINESSES ENVISIONED FOR BEVAN INCLUDE:

- Trades Workshops, Offices, Storage
- Woodworking
- Mechanics
- Machinists / Metalwork
- Small Sawmill
- Value-added Wood Products
- Truck & Equipment Storage
- Vehicle Wholesale Distributors
- Manufacturing
- Logistics
- Warehousing
- Food Production
- Cold Storage
- Multi Unit Industrial Workshop Strata
- Indoor Agriculture
- Eco-Industrial Greenhouses / Aquaculture Ponds
- Waste Management / Recycling / Green Energy
- Construction & Aggregate Processing



The Village of Cumberland Official Community Plan supports a wide range of industrial uses and economic development. It aims to build a robust local economy including industries aimed at mainstreaming environmental, climate and social considerations into their operations.




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PHASE 3: COMING 2026

ACCIANO DEVELOPMENT

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