



983 Peninsula Road, Ucluelet, BC

Highlights

- ▶ 5.3 acre (230,868 SF) R-1 Site
- ▶ 4.7 acre Water Lot (23 years remaining on lease) with dock & pile lease improvements
- ▶ Designated “Industrial” in OCP
- ▶ 1,295 SF 4-bedroom cabin and storage building with caretaker suite

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983 Peninsula Road

Ucluelet, BC

The Opportunity

The property represents an opportunity to acquire a 5.3 acre waterfront property on Spring Cove in Ucluelet. The property is zoned R-1 (single family) and is designated as “Industrial” in the District of Ucluelet’s Official Community Plan (OCP). The property has historically been utilized by the Canadian Fishing Company as a commercial fish dock, ice-house, and crew residence. There is a 4-bedroom cabin on site (approximately 1,295 SF) and a net storage building with a caretaker’s residence on the top floor. There is also a 4.7 acre water lot leased on the eastern boundary of the subject property with a large pier, dock, piles, and decommissioned icehouse leasehold improvements. There are 23 years remaining on the lease.

Location

The property is located on the north side of Peninsula Road, just before Coast Guard Drive, within the District of Ucluelet on Vancouver Island. The property is 5 minutes to Highway 4, with access to Tofino, Port Alberni, and all amenities.

Property Details

Civic Address

983 Peninsula Road
Ucluelet, BC V0R 3A0

Legal Description

Lot 1, Section 1, Barclay District (Situate In Clayoquot District), Plan 12129, Except Part In Plan 14089

PID

000-029-327

Lot Size

5.3 acre (230,868 SF)

Zoning & OCP Designation

R-1 (Single Family Residential), allowing for Single Family Dwelling, Bed and Breakfast, and Home Occupation. Designated as “Industrial” within the Ucluelet OCP.

Price

\$2,495,000

Ucluelet Land Use Plan Map



DISTRICT OF
UCLUELET

Official Community Plan

SCHEDULE 'A' Long-Range Land Use Plan

- SF - Single Family Residential
- MF - Multi-Family Residential
- MH - Manufactured Home Park
- VS - Village Square Commercial
- NC - Neighbourhood Commercial
- SC - Service Commercial
- TC - Tourist Commercial/Residential
- IN - Industrial
- PI - Institutional
- P - Parks & Open Space
- P - Marine Conservation
- WL - Marine Tenure
- Areas for Future Comprehensive Planning
- Areas of Potential Future Growth
- District Boundary

Date: December 7, 2021

This map has been prepared for the use of the District of Ucluelet and may not be used, reproduced or relied upon by a third parties except as agreed by the District of Ucluelet. The information depicted is for general reference only. Accuracy cannot be guaranteed.

Mapping Prepared by: **cgis**

WAREHOUSE



ICE HOUSE



DOCK





CABIN - EXTERIOR



CABIN - LIVING ROOM



CABIN - KITCHEN

CABIN - BEDROOMS



CABIN - GARAGE



CABIN - BATHROOM



TOFINO (42KM)
45-MIN DRIVE

HYPHOCUS ISLAND



PENINSULA RD

COAST GUARD DR

KIMOTO DR

ELINA RD

FRANCIS ISLAND

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