

FOR SALE

4.97-ACRE INDUSTRIAL DEVELOPMENT SITE

1450 Angel Road, Parksville, BC



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1450 ANGEL ROAD

Parksville, BC

This prime industrial land offers a strategic location in a high-exposure industrial hub with easy highway access and close proximity to major transport routes. The expansive lot, 4.97 acres, is cleared and levelled, with a partial tree line along the highway frontage. Essential utilities, including 3-phase power at the lot line, are already in place, making this property ideal for a variety of industrial uses such as outdoor sales, manufacturing, and large-scale facilities development.

The property boasts a clean ESA Phase 1 environmental assessment, ensuring a safe and compliant foundation for purchase and/or development. Located in a rapidly growing area, this land presents significant growth potential in the ever-growing industrial sector. Its generous site size, great exposure, and advantageous location in Mid-Island enhances its desirability for businesses looking to optimize their supply chains and distribution networks. Secure this exceptional piece of industrial land and capitalize on the opportunities it offers for your business expansion.

CD-1 ZONING "ANGEL ROAD INDUSTRIAL" permitted principal uses:

- » Manufacturing
- » Equipment rental
- » Heavy equipment salvage
- » Marshalling yard
- » Outdoor sales

PROPERTY INFORMATION

CIVIC ADDRESS

1450 Angel Road, Parksville, BC

LEGAL DESCRIPTION

Lot C, Plan EPP68815, District Lot 103, Nanoose Land District

PID

030-201-322

ZONING

CD-1

PROPERTY GROSS TAXES (2023)

\$13,920

PRICE

\$3,700,000

DEVELOPMENT HIGHLIGHTS

Cleared & levelled
(partially treed along highway frontage)

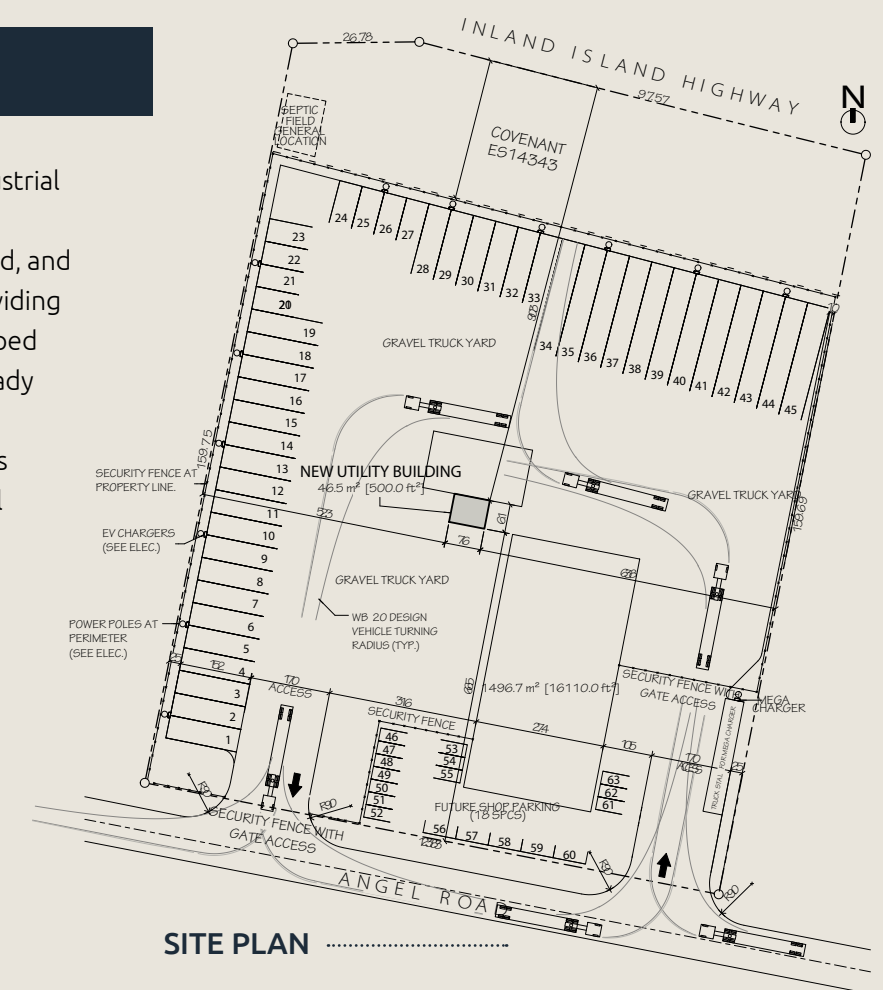
Easy
Highway access

3-phase
power at the lot line

Clean ESA
Phase 1 environmental

Presenting a strategically located 4.97-acre industrial lot, offering outstanding highway visibility and seamless access. The property is cleared, levelled, and partially treed along the highway frontage, providing both functionality and natural screening. Equipped with 3-phase power at the lot line, this site is ready for immediate development. A clean Phase 1 Environmental Site Assessment (ESA) adds to its appeal, ensuring compliance and environmental integrity.

Zoned for diverse industrial applications, permitted uses include manufacturing, equipment rental, heavy equipment salvage, marshalling yard, and outdoor sales. This premium site combines accessibility, utility readiness, and flexibility, making it an ideal choice for your next industrial venture.



SITE PLAN



Distance to

Coombs	Qualicum Beach	Nanaimo	Courtenay	Victoria	Tofino
6km	7km	40km	66km	158km	163km

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