

FOR SALE | KLEHKOOT MARINA, Sproat Lake, BC



**UNIQUE
PROPERTIES**

Colliers International is pleased to present the sale offering of Klehkoot Marina. Situated on the north shore of Sproat Lake, just off Highway 4 and about 10 kilometers west of Port Alberni, this marina offers excellent cash flow, recently upgraded facilities and C6 zoning allows development of 10 residential or tourism units and one commercial unit.

UNIQUE PROPERTIES

\$1,995,000

KLEHKOOT MARINA, 10412 Lakeshore Road, Sproat Lake, BC

Located on Sproat Lake on Central Vancouver Island, the Klehkoot Marina offers an excellent opportunity to acquire an established cash-flowing marina with residential and/or tourism commercial development potential. Surrounded by mountains and coastal forest, Sproat Lake is popular for its warm waters, great fishing, water skiing and miles of untouched coastline.

PROPERTY HIGHLIGHTS

- Marina offers excellent cash flow and recently upgraded facilities
- Includes 70 slips, a gas dock and a floating convenience store
- Most slips accommodate 22 to 26 foot vessels with some slips able to accommodate vessels of 30 to 38 feet
- The docks are all styrofoam floats under wood decking and have been replaced within the past five years
- Zoning allows development of 10 residential/tourism units and one commercial unit on 2.1 acres of sloped upland
- Considerable due diligence and pre-development work has been undertaken with the intent of building out the upland
- Data room of pertinent information available to interested parties



For Further Information Contact:

Mark Lester

Personal Real Estate Corporation

Senior Vice President

604 692 1409

mark.lester@colliers.com

UniqueProperties.ca



COLLIERS INTERNATIONAL | 200 Granville Street, 19th Floor | Vancouver, BC | V6C 2R6, Canada | collierscanada.com

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