

FOR SALE | SANDSTONE CREEK, Sunshine Coast, BC



**UNIQUE
PROPERTIES**

Colliers International is pleased to present the sale offering of a rare residential/recreational development opportunity located on the beautiful Sunshine Coast of British Columbia. Located a short distance south of Powell River in the picturesque Lang Bay neighbourhood, this property represents an incredibly good opportunity to subdivide and develop in an area where approvals are minimal and the market is solid and steady.

UNIQUE PROPERTIES

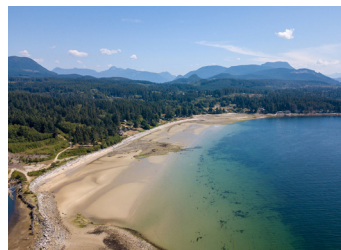
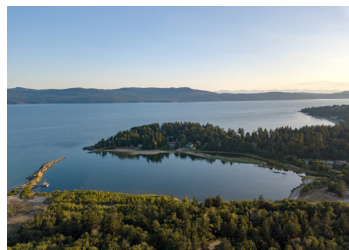
\$9,900,000

SANDSTONE CREEK, Sunshine Coast BC

The City of Powell River lies along the shores of the Georgia Strait in a part of the province deservedly known as the Sunshine Coast. Although part of the British Columbia mainland and well serviced by excellent paved roads, the area is separated from the rest of the mainland by a picturesque fjord, resulting in a rare unspoiled natural beauty. From Vancouver by car, it is a 4-hour trip via excellent provincial highways and two scenic BC Ferries routes. By far, the easier means of access is by regularly-scheduled 20-minute flight service from Vancouver International Airport directly to Powell River.

PROPERTY HIGHLIGHTS

- Almost 200 acres of land for development
- Over 1000 feet of beach frontage on popular Mahood's Beach and over 3000 feet of water frontage on the picturesque Lang Creek estuary
- Conceptual residential subdivision plan, supported in principle by the Regional Board
- Concept plan includes low-bank beach front lots, estuary fronting lots and larger estate view lots
- OCP land use designations could allow up to 75 residential lots
- There are no building permits required and there is no zoning bylaw!
- Ideal Sunlight Exposure with south facing orientation
- The Powell River area of the Sunshine Coast has an under-supplied and booming housing market
- No Foreign Buyer's or Speculation Tax applicable in the qathet Regional District



For Further Information Contact:

Mark Lester

Personal Real Estate Corporation
Senior Vice President
604 692 1409
mark.lester@colliers.com

Margaret Zheng

Director, Asia Pacific Division
604-692-1050
margaret.zheng@colliers.com

UniqueProperties.ca

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

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2018. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc.

