



Commercial Building *For Sale* on Salt Spring Island

321 Fernwood Road, Salt Spring Island, BC

Alan L. Johnson

Vice President | Unique Properties
alan.johnson@colliers.com
+1 604 671 0445

UNIQUE
PROPERTIES



Opportunity

321 Fernwood Road is an excellent opportunity to acquire one of the few commercial properties in the Fernwood area of Salt Spring Island. Located about 10 minutes north of Ganges, this property is literally feet from the beach and a public dock and is set within one of the Islands favourite communities.

Just off of Walker's Hood Road (North Beach) this surprisingly busy corner includes the Flora Café and is a popular part of the community bringing in tourists, residents and passing boaters. Previously operated as the highly popular 'Off the Hook' restaurant, this 1/3 acre property boasts stunning ocean views and is improved with an approximate 3,400 sq.ft building with the lower facility improved as a restaurant and a comfortable 3-bedroom suite above, perfect for staff or an owner/operator.

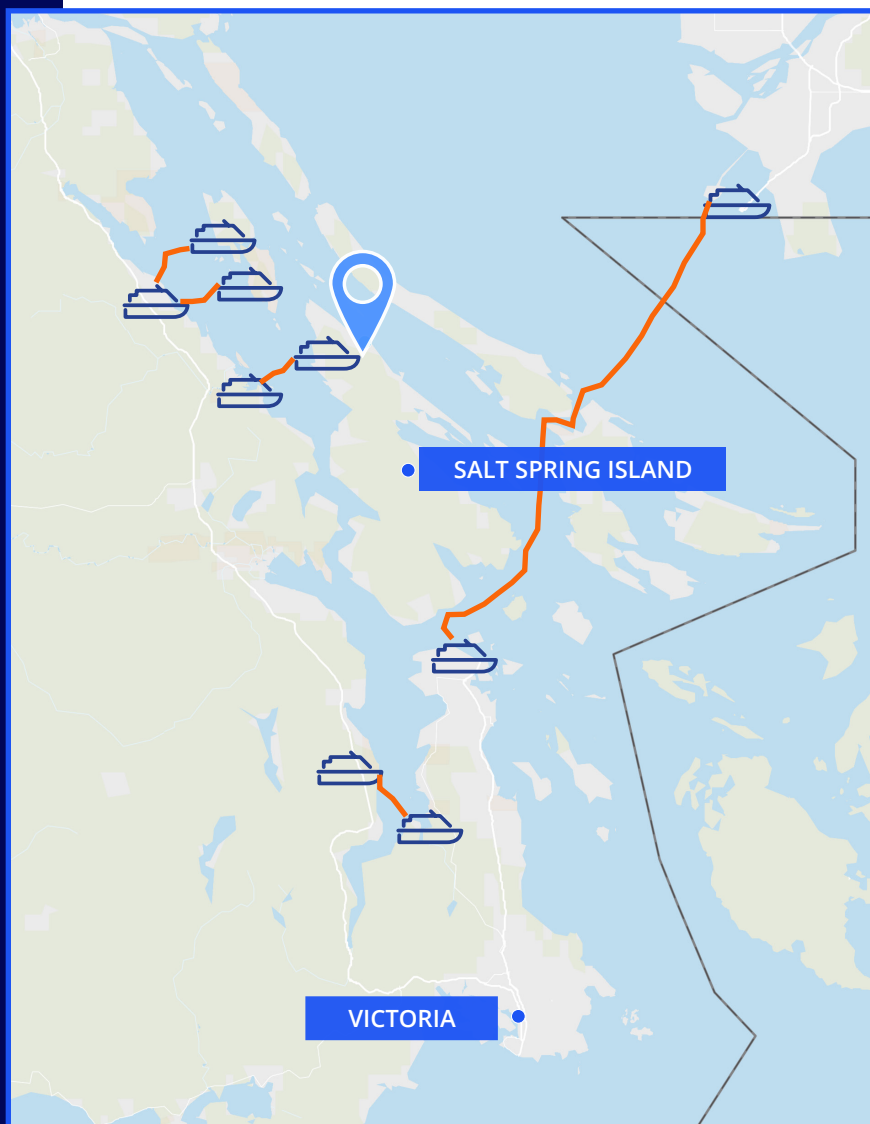
The facility previously supported 100 licensed seats including a seasonal patio with a capacity for 48 guests (100 licensed seats total). The current owner completed significant renovations in recent years with all new main floor plumbing, electrical upgrades, newer commercial kitchen, new roof and flooring, a custom bar, paving and more.

This property shows like new and features a range of unique higher quality finishings including a 24 foot long custom live edge liquor and sushi bar, modern lighting and more. The property provides ample parking and has excellent visibility to traffic.

This would be an excellent opportunity to continue operating a food and beverage business, but it would also be an ideal general store, retail operation, garden centre, and much more. Contact Alan Johnson with any questions.

Salient Facts

Address	321 Fernwood Road, Salt Spring Island, BC
Size	16,473 SF Lot 3,334 SF Building
PID Legal	004-645-472 LOT 9, PLAN VIP7351, SECTION 13, RANGE 1N, COWICHAN LAND DISTRICT, PORTION NORTH SALT SPRING, EXCEPT PLAN VIP53088
Gross Taxes	\$11,936.58
Assessment	\$1,205,000
Price	\$2,095,000

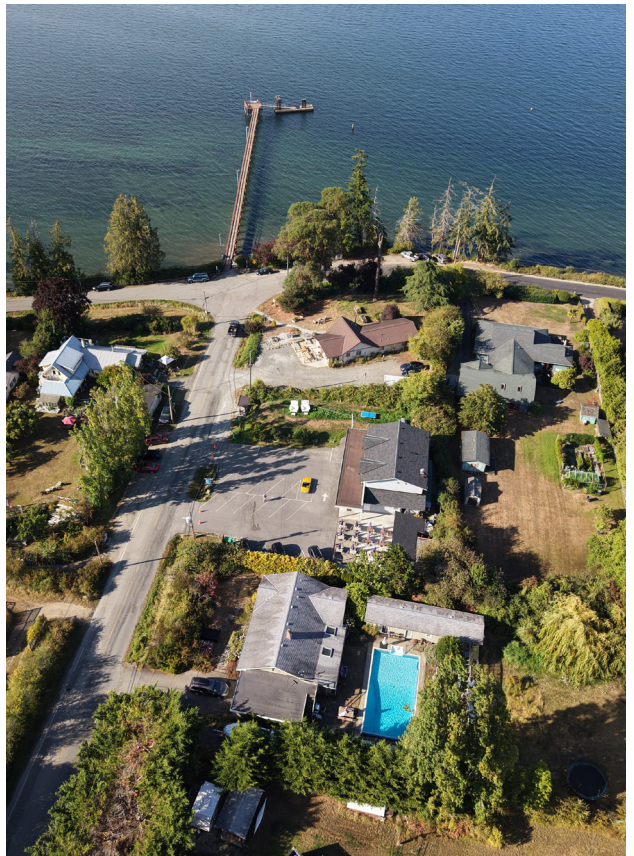


Location

The largest, most populated and most visited Gulf Island, Salt Spring is home to almost 12,000 residents, with that number estimated to double during the popular summer months. As with many of the Gulf Islands where the historical demographic tended to be very left leaning and aligned with the 60's/70's counterculture (many US draft dodgers settled here in the 1960's), the Island's demographics have changed significantly over the years attracting a much greater level of wealthier retirees seeking a simpler lifestyle. While the Island has largely retained its charm, its population continues to grow alongside its services.

Salt Spring benefits from 3 separate ferry routes, multiple scheduled float plane routes, a vibrant arts culture, strong community ties, and of course a dry and warm mediterranean like climate.

The subject property is located in the Fernwood neighbourhood situated just north of Ganges on the northeast side of the island. Located literally 200 feet from the beach and the public Fernwood dock, the property benefits from its location in a highly popular area with easy access to the beach and St. Mary's Lake, and with excellent views across Trincomali Channel.





321 Fernwood Road, Salt Spring Island, BC

Alan L. Johnson

Vice President | Unique Properties
alan.johnson@colliers.com
+1 604 671 0445

This document 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). Copyright © 2026.

UNIQUE
PROPERTIES

