

# For Sale

## 8797 Chemainus Road, Chemainus, BC

Extensive 100 Acre Farm with Off-Grid Capable Systems

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PROPERTIES

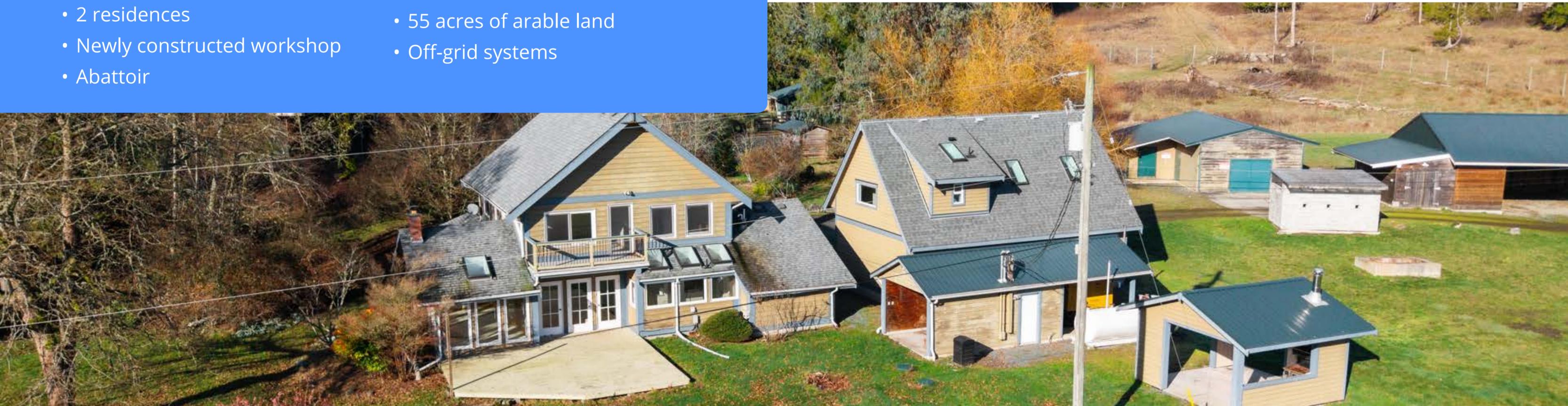
# The Opportunity

Currently one of the larger agricultural properties for sale on Vancouver Island, this 100-acre farm was previously operated as part of the larger Island Valley Farms comprehensive operation. Although fully serviced, this property was designed to be completely self-sufficient with extensive off-grid capability if needed.

Historically utilized to raise beef cattle, chickens, pigs, and turkeys, the farm provided the community with a highly popular farm stand that included farm-fresh produce and fruit from its greenhouses and orchards.

Offering direct access to the river this is an incredibly well-developed farm property with excellent potential.

- 35,000 square feet of improvements
- 2 residences
- Newly constructed workshop
- Abattoir
- Greenhouses
- Extensive water
- 55 acres of arable land
- Off-grid systems



# Location Overview

Located on the east coast of Vancouver Island, the property is in close proximity (4.5 km) to the Trans-Canada Highway, allowing easy access to Vancouver Island's municipal markets and amenities. The Town of Chemainus forms part of the Cowichan Valley, a highly desirable lifestyle area centered by the City of Duncan and made up of a number of smaller communities forming part of Mid Vancouver Island's fastest growing communities.

The quaint Town of Chemainus, with a population of approximately 4,000, is home to the highly popular and famous outdoor murals and Chemainus theatre, as well as providing a variety of retail and lifestyle amenities including outdoor recreational opportunities and ferry access to Thetis and Kuper Islands. This locale of mid-Vancouver Island boasts excellent transportation links to the Gulf Islands, Vancouver, and wider destinations, via the nearby Victoria and Nanaimo international airports; regional float plane services; BC Ferry terminals, and the Island Highway providing north/south ground transportation links for the Island.

Situated directly on the north-south artery of Chemainus Road just south of the picturesque community of Chemainus, this property is within easy access of Victoria 70 km to the south, and Nanaimo 40 km north.



# Site Description

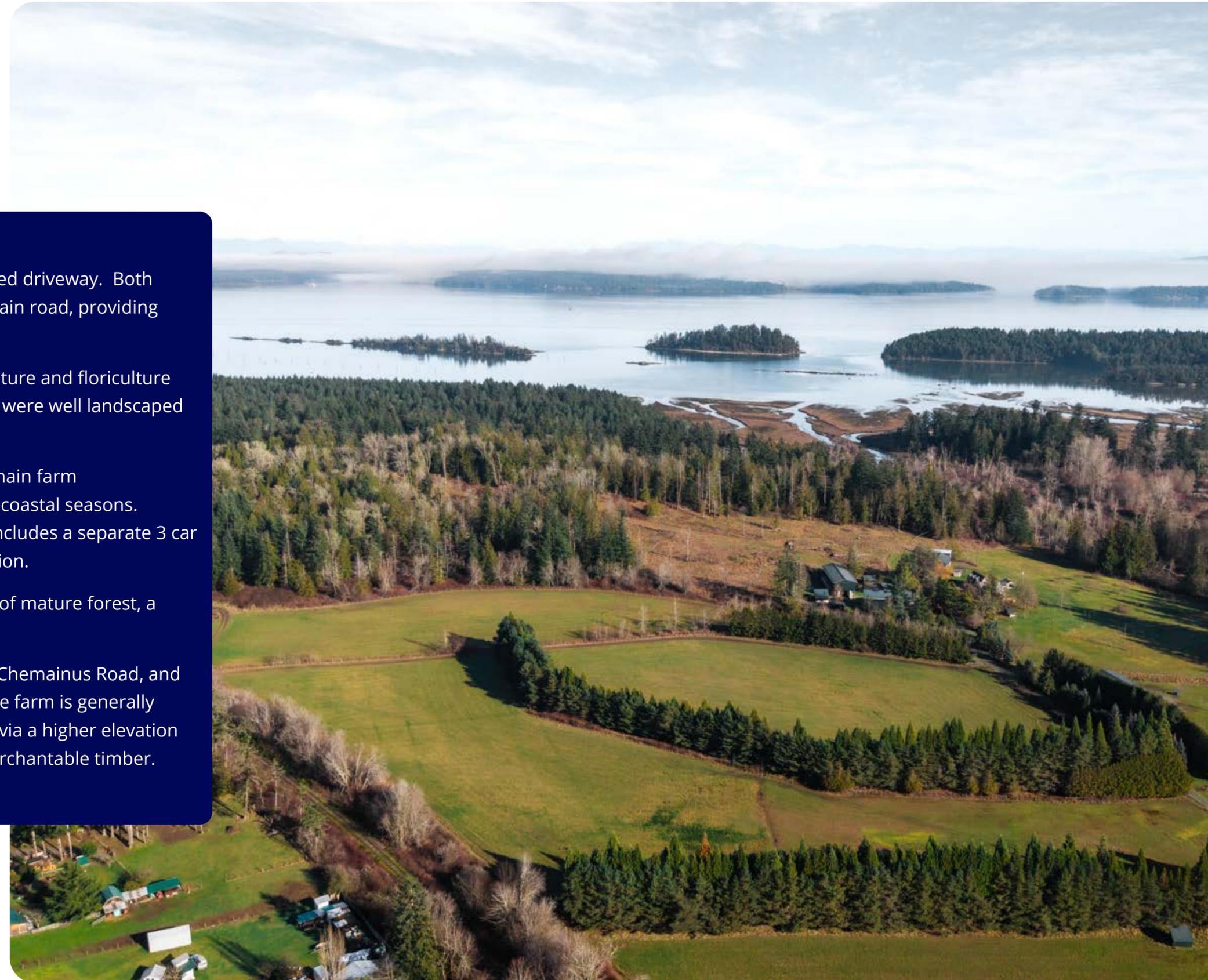
The property is accessed off of Chemainus Road, via a long private and gated driveway. Both residences and the majority of improvements are set well back from the main road, providing excellent privacy.

The property's greenhouses were previously utilized for an intense horticulture and floriculture operation and as such the area around the main home and improvements were well landscaped with a significant range of plants, much of which has been maintained.

The main residence looks out over the farm's orchard and away from the main farm improvements, providing a scenic and evolving landscape over the distinct coastal seasons. Recently renovated, the historic main house offers about 2,500 sq. ft and includes a separate 3 car garage with a studio above, perfect for a large office or guest accommodation.

Fenced and cross fenced, the property offers 55 acres of pasture, 40 acres of mature forest, a small orchard, and approx. 13,000 sq.ft of poly greenhouse.

Irregular in shape, the farm is naturally bordered by the Chemainus River, Chemainus Road, and Reserve and rural residential properties. The cleared and arable area of the farm is generally level, while the northern area is undeveloped, forested and features views via a higher elevation ridgeline. This area of the property is not within the ALR and does have merchantable timber.



# Salient Facts

<b>Legal Description:</b>	Lot 1, Sections 8 9, and 10 Range 7 and Sections 9 and 10 Range 8 Chemainus District, Plan 6777 except Parts in Plans 8768, 9633, 10248, 11817 and EPP45538 PID: 000-794-153	
<b>Zoning:</b>	<b>A1 - Agricultural 1 - within the ALR</b>	
<b>Building Sizes:</b>	Main Residence	2,497 SF
	Secondary Residence	1,271 SF
	Garage/living space	1,472 SF
	Green Houses	12,990 SF
	Workshop	2,800 SF
	Barns	8,788 SF
	Animal outbuilding	1,520 SF
	Processing building	1,050 SF
	Workshop	2,624 SF
	Pumphouse	441 SF
	<b>Total</b>	<b>35,543 SF</b>
<b>Lot Size:</b>	100.7 Acres	
<b>Taxes (2021):</b>	\$3,926.90	
<b>Assessed Value:</b>	\$2,919,000	



# Property Photos



# Detailed Improvement Description

The property is currently improved with comprehensive agricultural improvements as follows:

## Main Residence

This 2,500 sq. ft. two storey home was renovated in 1990 and features 3 bedrooms and two bathrooms on the upper floor, with living room, dining room, kitchen, family room, laundry room, and washroom on the main floor. Two wood stoves, a forced air system and electric baseboard provide heating.

3-car garage and bonus area

Situated next to the primary residence is a 1,500 sq.ft two storey, triple car garage constructed in 2016. The upper floor houses an open bonus room that could serve as a suite with the addition of a kitchen. Servicing exists for addition of kitchen.

## Secondary Residence

The second main-level entry residence building totals almost 1,300 sq.ft and provides a kitchen, living/dining area, washroom, and multiple bedrooms. This building used to service as a farm store.

## Greenhouses

Three good quality poly style greenhouses provide a total growing area of around 13,000 sq.ft.

## Main Workshop

A recently constructed workshop building provides 3 overhead door bays of 14-foot height and a total shop area of 2,800 sq.ft. Wood frame and metal clad, the workshop sits on a concrete slab and has 100-amp service.

## Barns and outbuildings

Two large, recently renovated barns provide livestock and hay storage including a large concrete silage pit as a base.

Four smaller outbuildings exist for turkey, chicken and pig operations and range from 320 – 400 SF in size each.

## Abattoir

The food/meat processing building includes a storage area with cooler and freezer and processing equipment, all built to Island Health (VIHA) standards. Total area is 1,050 SF.

A number of ancillary outbuildings exist including a workshop, pumphouse, fuel storage building, electrical outbuilding with diesel backup generator, and BBQ gazebo. The diesel generator is a Cat D50-6 and produces a max output of 50kWh, allowing the farm to remain operational on an off-grid basis for an extended period of time.



Asking Price: \$4,175,000

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