

For Sale

Large Waterfront Estate with Development Potential

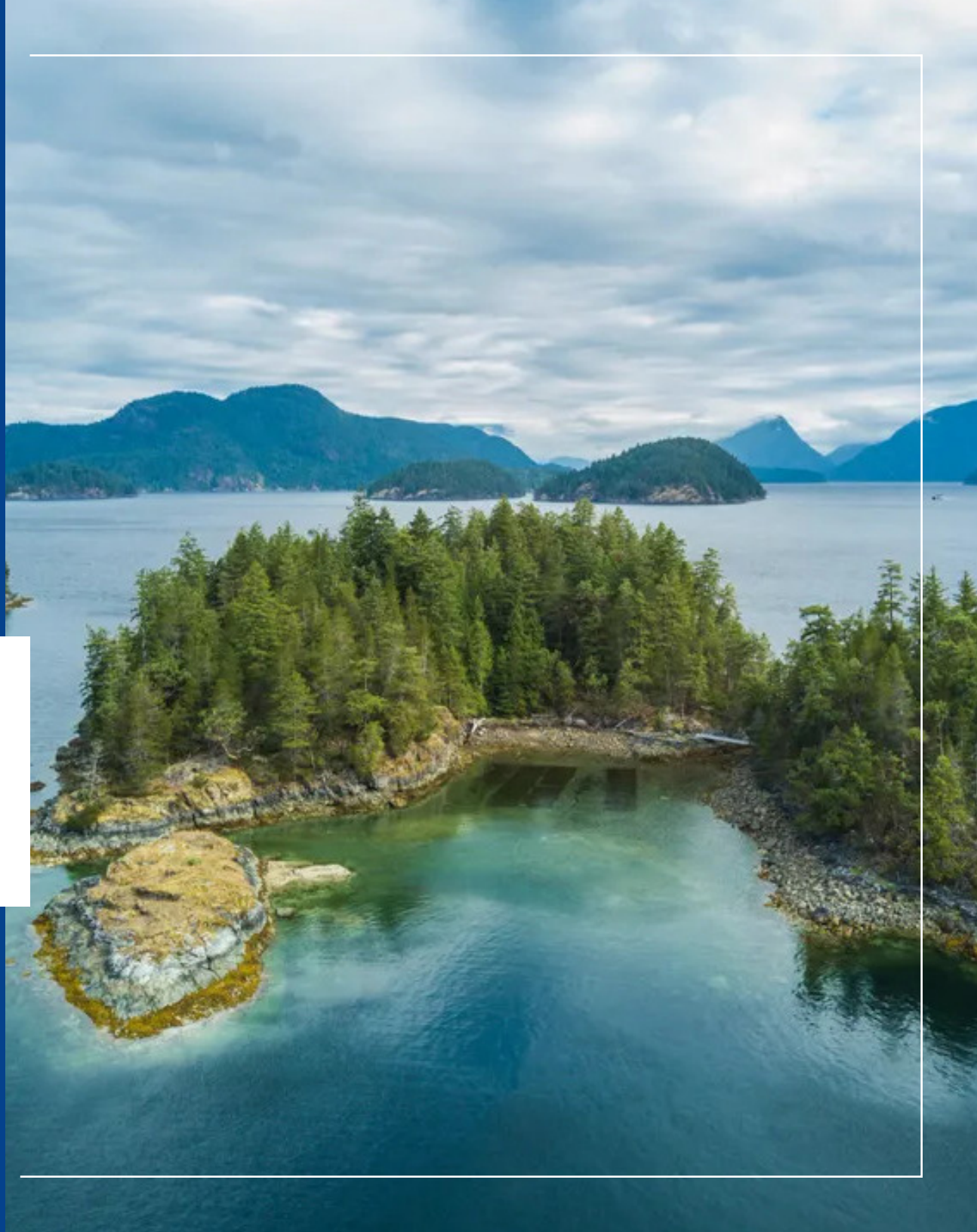
**Quartz Bay,
Cortes Island**

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Accelerating success.



Quartz Bay, Cortes Island

For Sale

Situated on the northwest side of Cortes Island, Quartz Bay is a secluded and boat access only harbour that provides protected, deep-water moorage. Consisting of 88 acres, this offering is predominantly surrounded by Crown land and includes 8 separate titles, 5,400 feet of waterfront and a range of improvements that includes 5 separate docks.

One of the nicest coves on Cortes Island, Quartz Bay is easily accessible by float plane and is approximately 15 nautical miles from Campbell River and a relatively quick 45-minute boat ride. The area surrounding Cortes Island is frequented by a wide range of wildlife. It is not uncommon to have Killer Whales and Dolphins make a visit to Quartz bay.

Quartz Bay has a unique and storied history as a former homestead, logging camp, shellfish operation, and of course the vast history of local First Nations. The property itself presents highly usable terrain offering multiple areas for building sites, unique views, fresh water, and most importantly, accessible and protected low bank waterfront.

A small island within Quartz Bay provides excellent protection from northerly winds. This Island also includes a small lot that is part of this offering.



88 acres
Total Land Size



5,400 feet
of waterfront



5
Separate docks



8
Separate titles

Salient Facts

PIDs 009-665-927; 009-665-889; 009-666-532; 009-666-699; 009-666-141; 009-666-192; 009-666-338; 009-666-451

Total Site Area 88 acres

Zoning R1

Location Cortes Island

Improvements Currently improved with 5 separate docks and a range of upland improvements.

Assessed Value	Land	\$2,764,000
	Improvements	\$469,800
	Total	\$3,233,800



Asking Price
\$4,250,000



Improvements

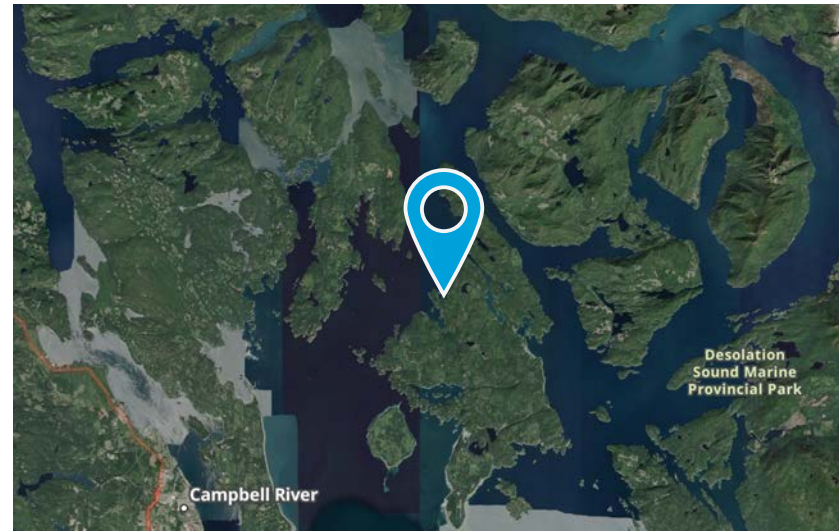
The property currently has several historic structures in varying degrees of condition, in addition to a few newer structures which provide excellent utility and value. The most notable improvements however consist of the multiple commercial style docks located on various parcels that provide extensive deep-water moorage with the largest dock being 140' in length.

The most significant and useful building on the property is situated on a level area considered to be the entrance to the property. Overlooking both bays on a very level area, the building currently acts as a workshop and includes a comfortable roughed in suite that the owners use.

Zoning

The properties are zoned R1 and are within the Strathcona Regional District. Residential use on a lot is limited to one single family dwelling and one secondary suite, or one single family dwelling and one cottage limited in size to 60 square metres (645.85 square feet) in total floor area.

For each additional 1.0 hectare (2.47 acres) of land area on a lot (in excess of required minimum lot area), one additional dwelling shall be permitted to a maximum of three dwellings per lot (and one secondary suite or one cottage per lot).





Infrastructure

Previous owners developed a series of freshwater ponds on an upper bench of the property. Designed to collect groundwater, these multiple ponds feed into a stream that provides the property with a non-seasonal supply of water. This stream has sufficient flow that it could likely support a small penstock and generator for a limited but valuable amount of power generation.

Shellfish Tenures

The current owner holds and operates several shellfish tenures within the Bay. These leases provide the ability to generate income and would complement any future use of the property.

Opportunity

Quartz Bay | Cortes Island

This is a unique property for a variety of reasons: multiple titles; usable terrain; significant accessible and varied waterfront; protected moorage with 5 separate docks; existing improvements; and freshwater. Although the property shares Quartz Bay with two other existing improved properties, the privacy is second to none. Quartz Bay is a rare and stunning offering.

Several potential options exist for Quartz Bay. An incredible family estate property with the potential to build multiple guest cabins, or alternatively, the development of up to 8 individual homes (and secondary cabins) based on the current zoning and number of titles. Given the limited properties for sale within this region, a private and boutique development of this nature would be well received.

Asking Price

\$4,950,000

*The Vendor will consider a Joint Venture or similarly structured sale transaction



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