



Windsor Plywood

Mill Site

Brymik Compost

Tamarac Street

N Island Highway

For Sale

# Campbell River Commercial Development Site

2281 N Island Highway, 2401 N Island Highway & 2199 Tamarac Street | Campbell River, BC

Accelerating success.



# The Opportunity

Situated directly on the North Island Highway, this 30.9-acre property offers an excellent opportunity to help shape the future development and growth of this unique neighbourhood in North Campbell River. Offering existing income, favourable zoning and direct access to the Campbell River estuary and a large nature preserve, this is one of Vancouver Island's most unique and interesting development opportunities today.

- 30.9-acre Development Site in Campbell River, BC
- Situated between the Island Highway and greenspace/waterfront
- Designated as a Future Village Centre within the OCP
- Wide range of Commercial and Multi-Family uses under existing C-4 Zoning
- Environmental Remediation and COC Complete
- Existing Income from two Tenants







## Location Overview

Located just north of Raven Channel and the Campbell River bridge, this property is situated directly on the north arterial of Highway 19. Ideally situated for future commercial and multi-family growth, the property offers direct walking access to Baikie Island Nature Preserve and dedicated green space along the river and the estuary. Providing exceptional exposure to a high traffic location and only a short distance to the downtown core and the rest of Campbell River's amenities, this property is prime for redevelopment to a range of uses.

Campbell River has fast become one of Vancouver Island's top lifestyle destinations. Situated on Discovery Passage, Campbell River is the third largest city on Vancouver Island. With a population of more than 37,500, it also the major service centre for a trade area of approximately 60,000.

Like the rest of Vancouver Island, Campbell River has been undergoing unprecedented growth and development in recent years for both lifestyle and employment. Campbell River's population increased by a considerable 7.6% between 2015 and 2022. Population growth has been a key driver of economic activity in the region, creating sustained demand for services and housing. Similarly, housing prices increased significantly during this period and remain well above pre-COVID levels.

Due to its strategic location in mid-Vancouver Island, Campbell River has excellent transport links, including the Campbell River Airport with direct flights to and from Vancouver airport; floatplane services; and the Island Highway providing north/south ground transportation links for the Island just 1.5 hours from the Nanaimo BC Ferries terminals. Additionally, local ferries provide access to Quadra Island and Cortes Island.



# Property Overview



Consisting of three legal titles and 30.9 acres, this property is the former site of the Raven Lumber Mill.

Raven Lumber operated in Campbell River for almost 50 years and was a landmark within the community. Closing in 1998, the Mill site is largely undeveloped with only a few low impact users utilizing portions of the site.

The site features a level and consistent topography and has multiple existing and potential access points. The western boundary consists of Highway 19, while the eastern boundary is a dedicated nature trail that provides direct access to Raven Channel, the estuary and the Baikie Island Nature Preserve.

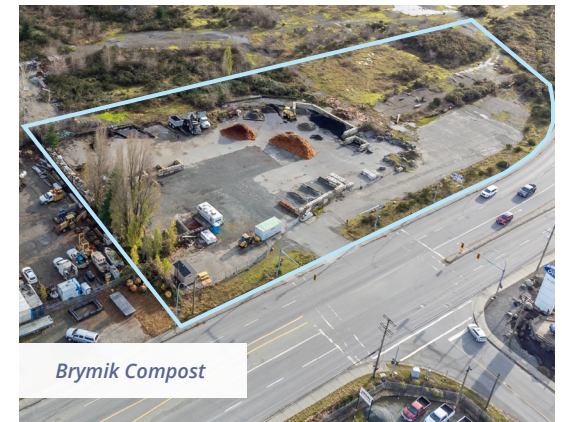
Property	Mill Site & Windsor Plywood	Brymik Compost	Orphan Site	Welding Shop <i>(pending sale)</i>
<b>Civic Address</b>	2199 Tamarac Street Campbell River, BC V9W 8E7	2401 N Island Highway Campbell River, BC V9W 2G9	2281 N Island Highway Campbell River, BC V9W 2G9	1845 Robinson Road Campbell River, BC V9W 4R5
<b>Legal Address</b>	Lot 1, Plan VIP82731, District Lot 67, Sayward Land District	Lot 2, Plan VIP49094, District Lot 67, Sayward Land District, Except Plan VIP65361	Lot 2, Plan VIP8191, District Lot 67, Sayward Land District, Except Plan VIP64980	Lot 1, Plan VIP49094, District Lot 67, Sayward Land District, Except Plan VIP65361
<b>PID</b>	027-104-982	014-981-696	005-439-981	014-981-645
<b>Zoning</b>	C-4DC-4C-4BC-4CC-4A - Commercial Four	C-4A - Commercial Four	C-4A - Commercial Four	C-4A - Commercial Four
<b>Site Area</b>	29.1 acres	1.7 acres	0.11 acres	1.1 acres
<b>Actual Land Use</b>	Lumber Yard or Building Supplies	Compost & Aggregate Sales	Vacant IC&I	Storage & Warehousing
<b>OCP</b>	Village Centre	Village Centre	Village Centre	Village Centre
<b>Property Tax (2024)</b>	\$61,533.27	\$27,035.73	\$806.61	\$18,175.06



Windsor Plywood



Mill Site



Brymik Compost



# Property Overview



The property currently has two tenants: Windsor Plywood and Brymik Compost, both of which provide in excess of \$100,000 in annual income.



**Windsor Plywood** occupies approximately 2.5 acres of land at the southern end of the property. Independently owned and operated as part of the Windsor Plywood franchise, this facility focuses on direct Mill sales and consists of a lumber yard, open Quonset style building, and office building.

Windsor has a lease in place until 2026. Full lease details are available.



**Brymik Compost** occupies a single legal title of approximately 1.7 acres on the northwestern corner of the Mill Site. Brymik sells soils, compost, and aggregates and has minimal improvements. They are currently on a month-to-month tenancy.

This site is critical as part of the Mill development as it is central to the property and has a controlled intersection at Woodburn Road and Highway 19 that would eventually ingress to the property.



# Property Overview



## Land Use

The subject property is comprehensively zoned Commercial Four (C-4) which is further defined by a set of sub-zones denoted as A, B, C, and D (C-4A etc.). A comprehensive zoning map and bylaw are available for review.

Overall the C-4 zoning bylaw provides for: "a mix of limited retail, service, highway and tourist accommodation commercial services and uses, as well as medium to high density residential uses in the commercial designation areas of Campbellton, North Campbell River, and along the South Island Highway."

## Official Community Plan

Campbell River's OCP identifies the subject site as a potential Village Centre. Encouraging the development of Brownfield sites, the OCP provides the following:

- The site offers unparalleled access to nature, views and has potential for a unique 'riverside' urban environment
- A number of villages are located in the community that create opportunities for walkable destinations in neighbourhoods, to focus new growth where there is easy access to nearby or existing servicing and to diversify housing opportunities across the community

## Environmental

The Vendors undertook environmental remediation of the site in 2006 resulting in a Certificate of Compliance that met the standards for both residential and commercial land uses at that time. A copy of the COC is available.







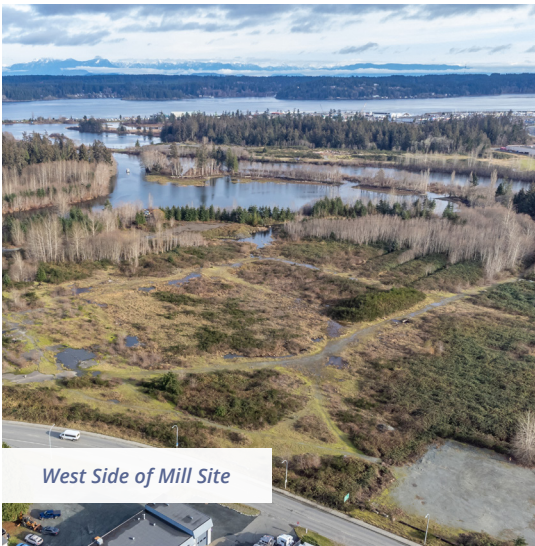
North Side of Windsor Plywood



Windsor Plywood Aerial



Entrance to Windsor Plywood



West Side of Mill Site



Historic Photo of the Lumber Mill



South Side of Mill Site



Ground View of Mill Site



Brymik Compost





Colliers

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Asking Price: \$7,950,000

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