



**2585 Lower Road,  
Roberts Creek, BC**

## Highlights

- ▶ 1.6-acre, south facing waterfront site
- ▶ Approximately 100 linear feet of waterfront
- ▶ 1,321 SF house with 475 SF beach cottage
- ▶ Zoned R1 (Residential One)

### Gary Haukeland\*

Senior Vice President  
604 691 6693  
ghaukeland@naicommercial.ca  
\*Personal Real Estate Corporation

### J-D Murray

Senior Associate  
604 691 6664  
jdmurray@naicommercial.ca

### Chris Moore

Crosby Moore -  
Sutton WestCoast Realty  
604-741-8289  
chris@crosbymoore.com

### NAI Commercial

1075 West Georgia Street, Suite 1300  
Vancouver, BC V6E 3C9  
+1 604 683 7535  
[naicommercial.ca](http://naicommercial.ca)



## 2585 Lower Road Roberts Creek, BC

### The Opportunity

The property represents an opportunity to acquire a 1.6-acre waterfront redevelopment site. Improvements include a single storey 2 bedroom house, totalling approximately 1,321 SF, and a beachfront cottage totalling approximately 475 SF. The property is zoned R1 (Residential One), allowing for two single-family homes, home office, one auxiliary dwelling unit, bed and breakfast, horticultural product sales, or the keeping of livestock, with a maximum lot coverage of 35%. The Roberts Creek Official Community Plan has designated the property as "Residential B" allowing for minimum lot sizes of 0.864-acres (37 635.84 SF).

**The property is being sold as-is-where-is. All offers are subject to Court approval.**

### Location

The property is located in the seaside community of Roberts Creek in the Sunshine Coast Regional District, between the Town of Gibsons and the District of Sechelt. The property is close to all amenities, and a 15-minute drive from the BC Ferries' Langdale terminal, with access to Horseshoe Bay and the Lower Mainland.

## Property Highlights

### Civic Adresse

12585 Lower Road  
Roberts Creek, B.C. V0N 2W4

### Property ID

014-274-736

### Legal Description

Lot 19, Except Lot B (See 423415L), And Part in Reference Plan 2907, West Part of District Lot 1316, Plan 1804

### Lot Size

1.6 Acres (69,696 sq.ft.)

### Property Tax

\$6,250.58 (2018)

### Zoning

R1 Zone (Residential One)

### Price

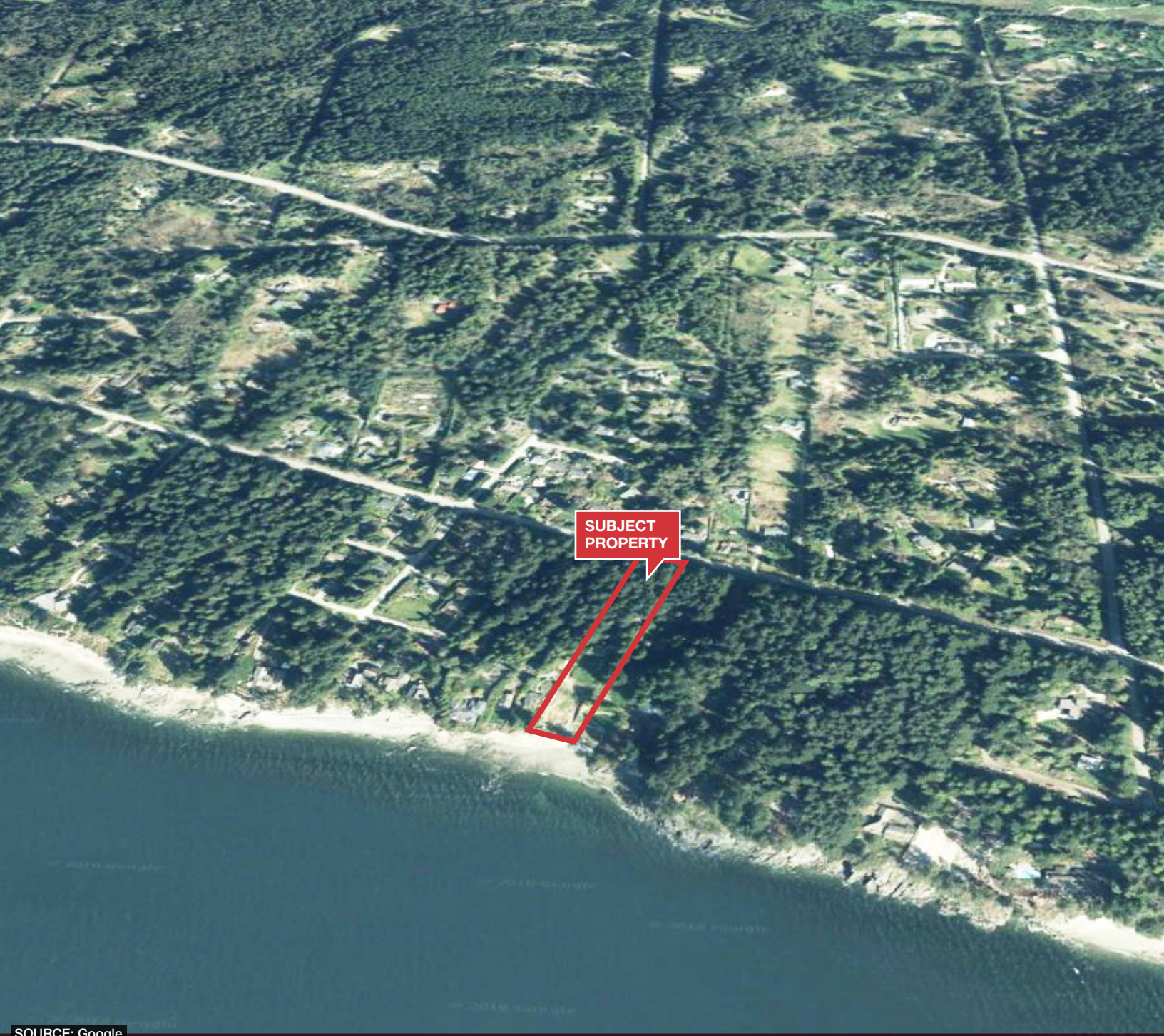
\$1,850,000











SOURCE: Google

Gary Haukeland,\*

Senior Vice President

604 691 6693

ghaukeland@naicommercial.ca

\*Personal Real Estate Corporation

J-D Murray,

Senior Associate

604 691 6664

jdmurray@naicommercial.ca

Chris Moore

Crosby Moore -

Sutton WestCoast Realty

604-741-8289

chris@crosbymore.com

**NAI**Commercial

CROSBY  MOORE

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

**NAI Commercial**

1075 West Georgia Street, Suite 1300

Vancouver, BC V6E 3C9

+1 604 683 7535

[naicommercial.ca](http://naicommercial.ca)