



1704 Warn Way

2.13-acre ocean & mountain view development lot

\$144,900

JAHELKA REAL ESTATE GROUP

Commercial & Investment



THE OPPORTUNITY

Here is your opportunity to secure this 2.13-acre mixed-use ocean and mountain view development lot in the tranquil Little Qualicum River Village community. Ideally situated a short drive to services and amenities in Qualicum, this community borders the Little Qualicum River Provincial Park with common property on the river permitting strata owners to swim, fish, & hike. This is a prime opportunity for developers to capitalize on all that the surrounding area offers or needs, while for business owners this is your chance to establish yourself in this exclusive, growing community.

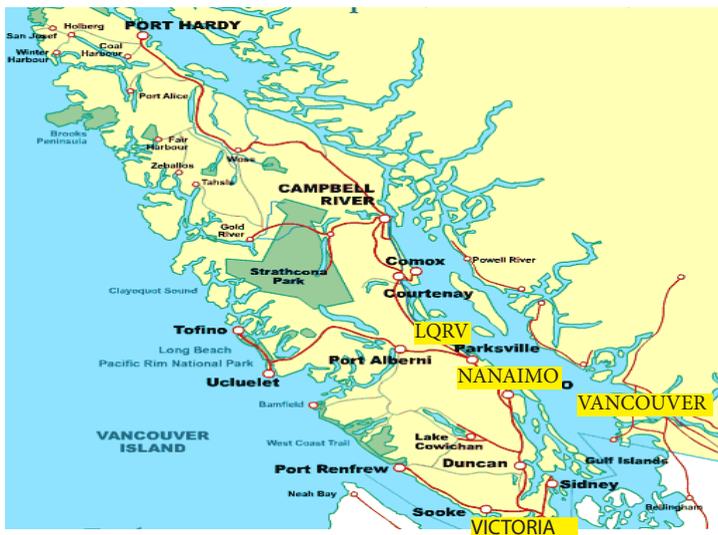
ZONING

Flexible T1 Institutional/Community Facility zoning sets the stage for a variety of uses, including: care services, cemetery, fairground, funeral home, public assembly, public hospital, recreation facility, and a school; a dwelling unit can also be built on the site.



LITTLE QUALICUM RIVER VILLAGE

Little Qualicum River Village is a 575-acre community of more than 250 homes and acreages offering its residents the best of both worlds with its peaceful, tranquil setting just a short distance to services & conveniences found in Qualicum & nearby Parksville. Nestled in the mountains, this gated community offers breathtaking views of the ocean, rivers, and mountains, and borders the Little Qualicum River Provincial Park, known for its waterfalls & trails, & offering community residents the chance to enjoy swimming, fishing & hiking on the common ground. With numerous village celebrations & social activities arranged for all residents throughout the year, this community prides itself on its warm & welcoming spirit, with the unwavering belief that "Living here is how life is meant to be lived".



AREA HIGHLIGHTS:

- A rural, tranquil & picturesque 575-acre mountain community
- Bordering Little Qualicum River Provincial Park
- Offering year-round recreational activities including hiking, swimming & fishing in the river which is permitted on common ground
- A short distance to all services & amenities in Qualicum and nearby Parksville
- Convenient highway access for all points up Island, across to the West Coast, and to Nanaimo in the South, Vancouver Island's 2nd largest city with 2 ferry terminals and 2 airports

The Jahelka Real Estate Group is Nanaimo & Central Vancouver Island's premier provider of Commercial, Investment, Residential & Luxury Real Estate sales and marketing advisory services. If you are relocating to the area, our residential, executive and luxury specialists are here to ensure that your transition is as stress-free and comfortable as possible. Contact us for further details.



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