



## 0 Bones Bay West Cracroft Island BC

\$189,900

Floating lodge on the northern shoreline of West Cracroft Island, looking across Clio Channel to Turnour Island in northern Johnstone Strait, adjacent to world-renowned Broughton Archipelago and the large inlets of the south-central BC coast. The 0.16 hectare (0.39 acre) tenure is in place for commercial use of a fishing lodge, and currently expires in April 2044. Dock and moorage improvements include 5 steel pilings all interconnected with cabled-up boom logs mostly decked as walkways. There are two float houses on the tenure. There is a permitted sewage and effluent disposal system. The lodge is currently run as a vacation rental, where clients have self-serve access to the houses and moorage. While this tenure's use falls outside of the current allowed uses, the zoning allows non-conforming status for existing marine areas that were in place when the zoning was amended.

Listing Presented By:



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