



## 501 North Rd Gabriola Island BC

\$1,089,000

GABRIOLA DEVELOPMENT OPPORTUNITY. This 3.77 acre property borders the Village Centre, Gabriola's main commercial area. Although presently zoned residential, the owner has been working with planning and Islands Trust on a development plan which would take this property to its highest and best use with much needed commercial and residential expansion. The property does have an old house and new drilled well, but is being sold as is where is, as the true value of this investment is the development potential upon the favoured rezoning. Unprecedented frontage along the village's two main roads allows for unlimited design plan. The purchase of this property is contingent on the sale of the Seller's business "Island Home and Garden Store" located across the street, or can be negotiated as part of that independent sale. Refer to MLS 970594.

Listing Presented By:



Originally Listed by:  
Macdonald Commercial Real Estate  
Services Ltd.

[mvkrupa@gmail.com](mailto:mvkrupa@gmail.com)



**RE/MAX Ocean Pacific Realty**

2230A Cliffe Ave., Courtenay, BC,  
V9N 2L4

Phone: 250-702-5950

Fax:  
[corony@shaw.ca](mailto:corony@shaw.ca)