



8248&8256 Island Hwy Fanny Bay BC

\$4,200,000

Avison Young is pleased to present a rare opportunity to acquire a prime waterfront mixed-use investment Property in Fanny Bay, BC, featuring significant revenue upside. Situated on 3.20 acres of strategically located land, the Property features a diverse income-generating mix including an RV park (Lighthouse RV Park), gas station (Canco), convenience store (One Stop), restaurant (for lease), residential apartment units (3), and a boat moorage facility. Ideally positioned between Nanaimo and Courtenay, the Property benefits from strong visibility and accessibility, drawing consistent traffic from commuters, tourists, and local residents alike, and only a short 40 minute drive to Mount Washington Ski Resort. This offering delivers strong in-place cashflow with substantial upside potential through targeted operational efficiencies and strategic lease optimization.

Listing Presented By:



Originally Listed by:
Avison Young Commercial Real Estate Services

bijan.lalji@avisonyoung.com



RE/MAX Ocean Pacific Realty

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

Phone: 250-702-5950

Fax:

corony@shaw.ca