



## Lot 32 View Ridge Rd Mudge Island BC

\$205,000

Ideal Gulf Island building lot located on Magical Mudge Island. This 0.79 acre (34,412 sqft) lot has a gentle slope up from the road and is partially treed. It is in a central location on Mudge Island, close to the marina and public boat launches and several beach access points. The lot is mostly undeveloped. There are no wells, septic or power to the lot. There is an old rustic shell of a cabin on the property, incomplete and waiting for your ideas. Current Island Trust bylaws require building permits through the Regional District of Nanaimo. Electric power would be available though BC Hydro with the addition of several new power poles. This property offers great value for someone looking for a private island sanctuary.

Listing Presented By:



Originally Listed by:  
RE/MAX of Nanaimo

[susan@susanmcgougan.com](mailto:susan@susanmcgougan.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)