

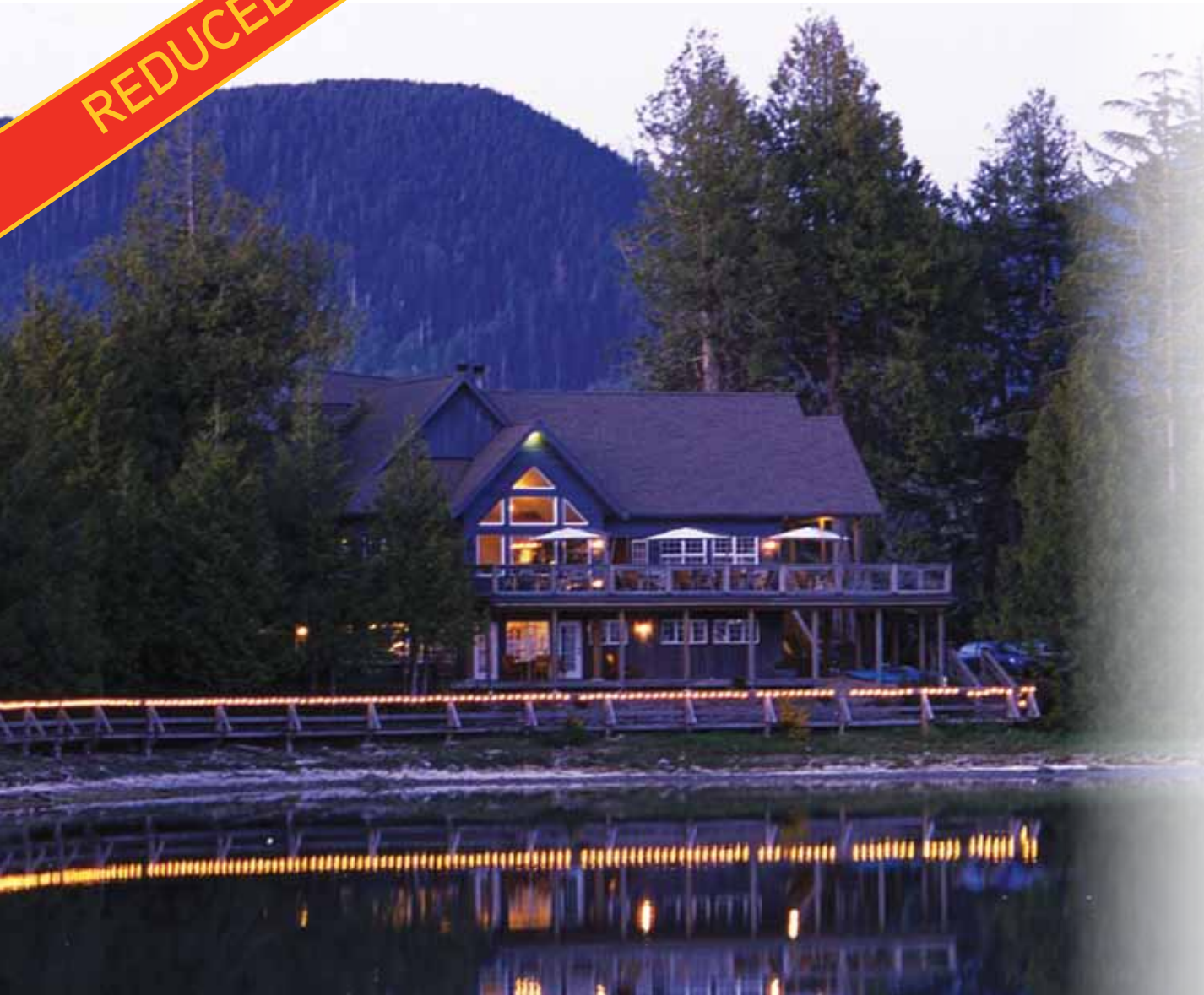
FOR SALE > OCEANFRONT RESTAURANT STRATA UNIT

Owner Occupier Opportunity

1971 HARBOUR CRESCENT, UCLUELET, BC



REDUCED



The Opportunity

Colliers International is pleased to offer for sale a 2,310-square-foot strata unit outfitted and operated previously as a 100-person capacity restaurant.

Located in Ucluelet, BC, the strata unit is situated on the top floor of the main lodge at the 80-suite Water's Edge Resort development and features an outside deck facing south towards the marina. The restaurant benefits from its strategic location within a waterfront resort and its close proximity to the Pacific Rim National Park - known internationally for its expansive sandy beaches, outdoor activities, and spectacular scenery.

LOCATION

Located 288 kilometers from Victoria on the rugged west coast of Vancouver Island, Ucluelet and Tofino attract over one million tourists each year looking to experience the area's dramatic scenery, rich cultural history, and outstanding beaches and rainforest; not to mention the unparalleled surfing, stormwatching, fishing, whale watching and hiking in the area.

1971 Harbour Road is located within the Water's Edge Resort, a condo resort formerly known as Tauca Lea Resort, overlooking the Ucluelet Inlet. This strategic location, combined with stunning views, makes this strata unit a unique owner occupier opportunity.

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LEGAL DESCRIPTION

Strata Lot 29, District Lot 1992, Clayoquot District, Plan VIS4943

PID: 024-733-407

IMPROVEMENTS, CHATELS AND FIXTURES

Built in 2001, the strata unit is finished to a superior standard featuring partial vaulted ceilings, solid core fir doors, a 1,220-square-foot deck, and spectacular ocean views. The property is fully outfitted with restaurant related chattels and fixtures including 7' x 8' walk-in fridge, reach-in freezer, 30 L floor mixer, 72" range, 24" broiler, 12" griddle, 6 burners, 2 ovens, 8' range hood with complete fire suppression, wood stone pizza oven with separate ventilation, 48" line fridge, 64" pizza prep fridge, full sets of cutlery/knives/serving dishes and many others. A full list of chattels and fixtures can be supplied upon request.

ZONING

CS-5 – TOURIST COMMERCIAL

Permitted uses include resort condominiums, hotel/motel, campground, food catering facility, marina and related facilities, art gallery, public assembly, accessory residential dwelling unit, accessory buildings and structures.

TAXES (2010)

\$5,356.91

PRICE

Four Hundred and Forty-Nine

~~Thousand Dollars~~

(\$449,000.00)

Three Hundred and Fifty-Nine Thousand Dollars

(\$359,000.00)

Favourable financing available for qualified purchasers.



Contact Us

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