

\$289,000 - V906829 Echo Bay, See Remarks

MLS® #1000651

\$289,000

0 Bedroom, 0.00 Bathroom,
Other

Small Islands (North Island Area), See Remarks, British Columbia

Long-term lease for commercial moorage, workshop and floating cabins situated in Echo Bay, Gilford Island. This well-protected location enjoys beautiful southern and western exposure and has relatively quick, easy access to Knight Inlet and a multitude of other inlets, islands and waterways throughout the Broughton Archipelago. Port McNeill on Vancouver Island is approximately 25 nautical miles to the south. The lease is on the "sunny side" of the bay, while the dramatic rise of land behind the lease has led to the nickname "Cliffside Marina", with majestic trees and rock faces rising straight up out of the water providing protection from winds. There are floating cabin moorage rentals in place. The owner also has a personal 1000sqft float cabin and workshop at the dock, which are included in the sale. The floating buildings are moored closest to the shoreline on the inside of the dock. At one end of the main dock that runs along the shore there is an arm with three additional fingers, allowing for moorage for transient or seasonal boaters, currently renting at \$1/linear foot. Two new floats have just been added to this moorage, one set up as a common gathering area. There is a water licence for commercial use of water from Ranger Creek on the land behind the lease. There is also an effluent permit in place for the lease, although each float cabin is responsible for their own effluent. The lease has 19 years left on it, making this



an attractive long-term opportunity.
Kwaxwalawadi - Echo Bay Marina is across the bay and offers a restaurant, post office, store, fuel services, lodge accommodations and water taxi and float plane services. In the past, Cliffside Marina has handled overflow boat traffic from Echo Bay. The purchase opportunity is for Lease #V906829, water license #C100930 and effluent permit #14721, sole ownership of +/- 1000sqft floating shop, 1000sqft floating cabin, all dock/anchoring infrastructure, and the assignment of all leases. (id:6289)

Essential Information

Listing #	1000651
Price	\$289,000
Bathrooms	0.00
Type	Other
Sub-Type	Other, See Remarks

Community Information

Address	V906829 Echo Bay
Subdivision	Small Islands (North Island Area)
City	See Remarks
Province	British Columbia
Postal Code	V0P1S0

Amenities

Features	Southern exposure, Other, Marine Oriented, Moorage
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Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Royal LePage Advance Realty
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