

\$3,278,100 - 1241 Sutherland Dr, Cowichan Bay

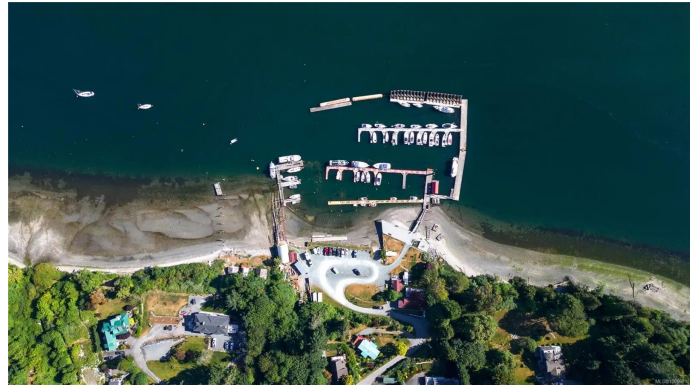
MLS® #1006691

\$3,278,100

Bedroom, Bathroom,
Commercial Sale on 1.17 Acres

N/A, Cowichan Bay, BC

Endless potential with this rare mixed-use waterfront opportunity at Paradise Marina. Nearly 1.5 acres (combined with 4635 Lanes Rd) of low-bank waterfront with stabilized net income of approx.\$340,000. Potential gross income is approx. \$590,000, with operations trending toward stabilization. Vendor take back financing available. OCP outlines future mixed-use supporting commercial units. Potential to add up to 17 cabins for recreational hoteling or retreat use, with accessory options like cafes, restaurants, or retail. Includes 2 rebuilt Superhost-rated cabins, redesigned marina with 84 slips, 2,800 linear ft of dock, launch ramp, and \$2.5M in upgrades. Docks recently added, dragged, retightened with new anchoring, electrical, and metered slips. Marina is in demand with simple, efficient operations. 23 years remain on assignable and transferable foreshore lease. Ownership open to assisting new management with training. Must be sold with 4635 Lanes Rd



Essential Information

MLS® #	1006691
Price	\$3,278,100
Acres	1.17
Type	Commercial Sale
Sub-Type	Other
Status	Active

Community Information

Address	1241 Sutherland Dr
Area	Du Cowichan Bay
Subdivision	N/A
City	Cowichan Bay
County	Cowichan Valley Regional District
Province	BC
Postal Code	V0R 1N2

Additional Information

Date Listed	July 3rd, 2025
Days on Market	116
Office	Colliers

Listing Details

Listing Office	Colliers
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