

# \$2,601,900 - 4635 / 4655 Lanes Rd, Cowichan Bay

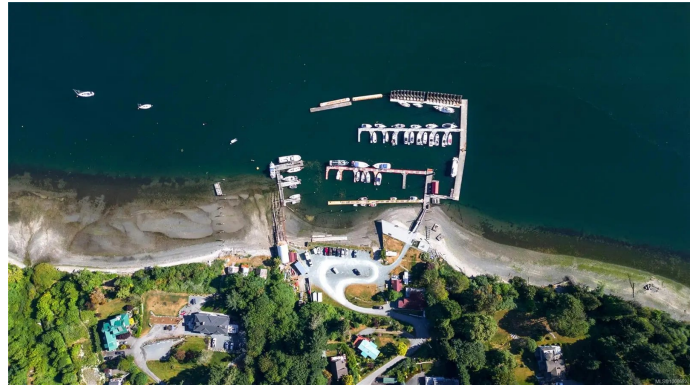
MLS® #1006692

**\$2,601,900**

Bedroom, Bathroom,  
Commercial Sale on 0.30 Acres

N/A, Cowichan Bay, BC

Endless potential with this rare mixed-use waterfront opportunity at Paradise Marina. Nearly 1.5 acres (combined with 1241 Sutherland Dr.) 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 1241 Sutherland Dr.



## Essential Information

|          |                 |
|----------|-----------------|
| MLS® #   | 1006692         |
| Price    | \$2,601,900     |
| Acres    | 0.30            |
| Type     | Commercial Sale |
| Sub-Type | Other           |
| Status   | Active          |

## Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | 4635 / 4655 Lanes Rd              |
| 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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