

# \$3,800,000 - 4544 Lanes Rd, Cowichan Bay

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MLS® #1014109

**\$3,800,000**

Bedroom, Bathroom,  
Commercial Sale on 5.22 Acres

N/A, Cowichan Bay, BC

Here is an opportunity to acquire a very unique Waterfront revenue property on Southern Vancouver Island.

This 5+ acre parcel contains a 19 unit seniorâ€™s mobile home park, large house with panoramic ocean views, a six unit apartment building and an older house. All units currently rented with and 2024 EGI of approximately 237,000. The property slopes toward the water so most units have ocean views. The location is rural enough to make it peaceful but within a short drive to amenities. There is ample opportunity to increase revenue or live on the property and enjoy the view while benefiting from substantial cash flow. Financials available to qualified buyers with signed NDA. No sign at sellers request



## Essential Information

|          |                 |
|----------|-----------------|
| MLS® #   | 1014109         |
| Price    | \$3,800,000     |
| Acres    | 5.22            |
| Type     | Commercial Sale |
| Sub-Type | Multi Family    |
| Status   | Active          |

## Community Information

|         |                 |
|---------|-----------------|
| Address | 4544 Lanes Rd   |
| Area    | Du Cowichan Bay |

|             |                                   |
|-------------|-----------------------------------|
| Subdivision | N/A                               |
| City        | Cowichan Bay                      |
| County      | Cowichan Valley Regional District |
| Province    | BC                                |
| Postal Code | V0R 1N2                           |

### **Amenities**

|               |       |
|---------------|-------|
| Is Waterfront | Yes   |
| Waterfront    | Ocean |

### **Additional Information**

|                |                            |
|----------------|----------------------------|
| Date Listed    | September 16th, 2025       |
| Days on Market | 28                         |
| Office         | Royal LePage Duncan Realty |
| Zoning         | MP1                        |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Royal LePage Duncan Realty |
|----------------|----------------------------|

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