

# \$3,099,000 - 3117 Van Horne Rd, Qualicum Beach

MLS® #1017317

**\$3,099,000**

3 Bedroom, 1.00 Bathroom,  
Residential on 1.32 Acres

N/A, Qualicum Beach, BC

## ATTENTION INVESTORS!

Rare opportunity offering an amazing 6%+ cap rate – a solid return, especially considering today’s low savings interest rates. This versatile property features a large commercial shop, a second shop currently converted into a residential unit (easily converted back if desired), and a total of 12 rental tenants. There’s also potential for additional RV parking income.

A hard-to-find investment with strong revenue potential and multiple income streams. All measurements are approximate and should be verified if important.

Built in 1970

## Essential Information

|            |                        |
|------------|------------------------|
| MLS® #     | 1017317                |
| Price      | \$3,099,000            |
| Bedrooms   | 3                      |
| Bathrooms  | 1.00                   |
| Acres      | 1.32                   |
| Year Built | 1970                   |
| Type       | Residential            |
| Sub-Type   | Single Family Detached |
| Status     | Active                 |

## Community Information

Address 3117 Van Horne Rd



|             |                       |
|-------------|-----------------------|
| Area        | PQ Qualicum Beach     |
| Subdivision | N/A                   |
| City        | Qualicum Beach        |
| County      | Port Alberni, City of |
| Province    | BC                    |
| Postal Code | V9K 2L2               |

### **Amenities**

|                |                                          |
|----------------|------------------------------------------|
| Parking Spaces | 15                                       |
| Parking        | Driveway, Open, RV Access/Parking, Other |

### **Interior**

|         |       |
|---------|-------|
| Heating | Mixed |
| Cooling | None  |

### **Exterior**

|              |       |
|--------------|-------|
| Roof         | Other |
| Construction | Other |
| Foundation   | Other |

### **Additional Information**

|                |                          |
|----------------|--------------------------|
| Date Listed    | October 17th, 2025       |
| Days on Market | 10                       |
| Office         | REMAX Professionals (NA) |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | REMAX Professionals (NA) |
|----------------|--------------------------|

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