

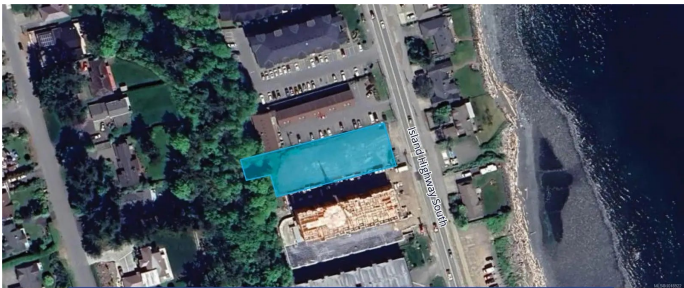
\$4,200,000 - 8248&8256 Island Hwy S, Fanny Bay

MLS® #1018922

\$4,200,000

0 Bedroom, 0.00 Bathroom,
Residential on 3.20 Acres

N/A, Fanny Bay, BC



Avison Young is pleased to present a rare opportunity to acquire a prime waterfront mixed-use investment Property in Fanny Bay, BC, featuring significant revenue upside. Situated on 3.20 acres of strategically located land, the Property features a diverse income-generating mix including an RV park (Lighthouse RV Park), gas station (Canco), convenience store (One Stop), restaurant (for lease), residential apartment units (3), and a boat moorage facility. Ideally positioned between Nanaimo and Courtenay, the Property benefits from strong visibility and accessibility, drawing consistent traffic from commuters, tourists, and local residents alike, and only a short 40 minute drive to Mount Washington Ski Resort. This offering delivers strong in-place cashflow with substantial upside potential through targeted operational efficiencies and strategic lease optimization.

Built in 1965

Essential Information

MLS® #	1018922
Price	\$4,200,000
Bathrooms	0.00
Acres	3.20
Year Built	1965
Type	Residential
Sub-Type	Other
Status	Active

Community Information

Address	8248&8256 Island Hwy S
Area	CV Union Bay/Fanny Bay
Subdivision	N/A
City	Fanny Bay
County	Comox Valley Regional District
Province	BC
Postal Code	V0R 1W0

Amenities

Utilities	Cable Available, Electricity Available, Garbage, Recycling
Parking Spaces	44
Parking	RV Access/Parking

Interior

Heating	Electric
Cooling	None
# of Stories	2

Exterior

Roof	Other
Construction	Frame Wood
Foundation	Other

Additional Information

Date Listed	November 3rd, 2025
Days on Market	1
Office	Avison Young Commercial Real Estate Services
Zoning	TC2/C1-A

Listing Details

Listing Office	Avison Young Commercial Real Estate Services
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