



FOR SALE

**7.42 Acres of Breathtaking Oceanfront Property
San Juan Point,
Port Renfrew, B.C.**

For more information,
please contact:
**Ross Marshall (Victoria) or
Gerry Van Vaals (Nanaimo)**

7.42 Acres on San Juan Point, Port Renfrew B.C.

Introduction

DTZ Barnicke is pleased to present the exclusive offering of an unprecedented opportunity to purchase rare and extraordinarily picturesque oceanfront acreage. Marking the Canadian side of the entrance to Juan de Fuca Strait, perched on the south-west coast of Vancouver Island only a stone's throw from Port Renfrew lies San Juan Point, 7.42 acres of scarce, untouched, old growth Pacific coastal forest boasting over 1,800 feet of rugged, wave swept oceanfront. This is the only remaining, privately owned, open Pacific oceanfront anywhere between Bamfield to the north-west, and Jordon River to the south-east, a distance of over 80 kilometers. All else has now been included in either Juan de Fuca Provincial Park or Pacific Rim National Park.. The subject property provides an unparalleled opportunity to own a stretch of coastline along the panoramic west coast of Southern Vancouver Island with remarkable investment potential for expansion into an eco-tourism paradise.

Port Renfrew

Port Renfrew is a remote and rural community located approximately 110 km northwest of Victoria and just 60 kms northwest of Sooke on the southwest shore of Vancouver Island in the Capital Regional District. It is part of the Juan de Fuca Electoral Area region, for which the population is estimated to be more than 4,845, which includes the communities of Jordan River, Shirley, Otter Point and East Sooke. The Port Renfrew Area has an economic history based on forestry but is home to world renowned sport-fishing, West Coast Trails, provincial parks and beaches, all of which attract many visitors and has given rise to the local eco-tourism industry.



7.42 Acres on San Juan Point, Port Renfrew B.C.

History

During World War II, a field-gun emplacement was erected near the point to defend the entrance to Juan de Fuca Strait after a Japanese submarine shelled the lighthouse at Estevan Point further up the coast. The nearby town was originally called Port San Juan, but that was eventually changed to Port Renfrew after all their mail kept ending up at the San Juan Islands in the US. In the bygone days of sailing ships, this stretch of coastline was feared as the "Graveyard of the Pacific" due to many hapless vessels foundering on its sometimes-stormy shores, giving rise to the establishment of a lifesaving trail and series of shelters along the water enabling shipwreck victims to find their way back to civilization. That was the genesis of what is today the West Coast Trail.



The Site

Marking the Canadian side of the entrance to Juan de Fuca Strait, perched on the southwest coast of Vancouver Island a stone's throw from Port Renfrew on San Juan Point lies the subject property. The 7.42 acres of scarce, untouched old-growth Pacific coastal forest boasts over 1800 feet of rugged, wave-swept oceanfront, enjoys prime winter storm watching and is home to an abundance of wildlife. Migrating gray whales, pods of orcas, sea-lions and seals can all be viewed from San Juan Point, while black bears and bald eagles have been known to inhabit the area. The point borders Botanical Beach Provincial Park, is adjacent to the trailhead of the Juan de Fuca Marine Trail and is close to the southern end of the acclaimed West Coast Trail in the Pacific Rim National Park. Although virtually all of this area has been logged for its valuable timber at some time in the past, San Juan Point escaped the chainsaws, and is still graced with lush, original groves of towering, majestic Western Redcedar, Sitka Spruce, Western Hemlock and Douglas-fir. Together with its wildlife, this area is one of the richest and most diverse eco-systems in all of North America.



7.42 Acres on San Juan Point, Port Renfrew B.C.

Zoning

Currently, the subject property is zoned Bylaw No.189, Sooke Electoral Area, to allow for one dwelling unit or residence. However, the immediate westerly boundary of the Port Renfrew OCP outlines a local area plan for residential, tourist commercial, industrial and marine protection areas. There has also been ongoing support from local trustees for the commercial development of a high-end tourism-orientated resort which many feel would greatly benefit the local economy and help further raise the profile of Port Renfrew in the BC tourism industry.

Key Facts

Legal Description: PID 009-593-586
District Lot 444, Renfrew District, Except Plan 21933
Assessments and Taxes:
2009 Assessments: \$ 499,000
2009 Property Taxes: \$ 2,325

Price

Two Million Five Hundred Thousand Dollars
(\$2,500,000)

For more information, please contact:
Ross Marshall (Victoria) or
Gerry Van Vaals (Nanaimo)
www.dtzbarnicke.com



DTZ Barnicke Victoria
Cell. (250) 508-8182
Tel. (250) 382-3400
Fax. (250) 382-1333

DTZ Barnicke Nanaimo
Cell. (250) 616-2155
Tel. (250) 753-5757
Fax. (250) 753-4993