



FOR SALE

5350 Falls St. Port Alberni, BC

- Zoned Low Density Multi-Family RM-1
- Environmental Approvals Complete
 - 6 acres on the Somass River
 - Vacant Land
 - Listed at **\$2,499,000**



Shaun Greenaway
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SITE SPECIFICATIONS

- 5.8 acres of unique property on the Somass River with 1,187' of riverfront
- Just off Hwy 4, the gateway to Tofino, Ucluelet and the Pacific Rim National Park that attracts over 1m visitors per yr.
- On a 'bend in the river' with a park like beach area for river swimming with spectacular views of Mt. Arrowsmith.
- The site has a number of bench areas interspaced with slopes of varying grades, falling over 15 meters to 'river' level.
- The 180 degree visual from east to west highlights views of the meandering river and Mt. Arrowsmith with maximum sunlight from almost anywhere on the property.
- All major services are within 5km of the property; hospital, shopping centres, recreation centres, seniors care, doctors/dentists, elementary schools, middle schools, high school and Clutesi Haven Marina.
- The Somass River has every species of Salmon known to Vancouver Island with an exceptional annual salmon run.
- Clutesi Haven Marina provides boat launching and moorage and home of Port Alberni's Salmon Festival. The Marina is only a 2km walk from the property, along River Rd. which follows the Picturesque Somass River.
- Next to the properties entrance on Falls St. is a city and school bus stop.
- Within the boundaries of the City of Port Alberni.



**E.& O.E: Although believed to be correct, neither the company nor Shaun Greenaway Personal Real Estate Corporation warrants or guarantees the accuracy of the above information and any buyers of the property need to conduct their own due diligence to verify the accuracy of the above information and property details.



ZONING

1. Permitted uses

2. Principal Uses

- Community care facility
- Multiple family dwelling
- Single family dwelling
- Two family dwelling

Useable open space shall be provided on the lot of not less than 45 m² (484.4 ft²) for each dwelling unit containing 3 or more bedrooms, and not less than 28 m² (301.4 ft²) for each dwelling unit of smaller size.

TOWNHOME CONCEPT



5350 FALLS STREET, PORT ALBERNI
PROPOSED STRATA LAYOUT 3 - TOWNHOUSES W/ PARKING

DUPLEX CONCEPT

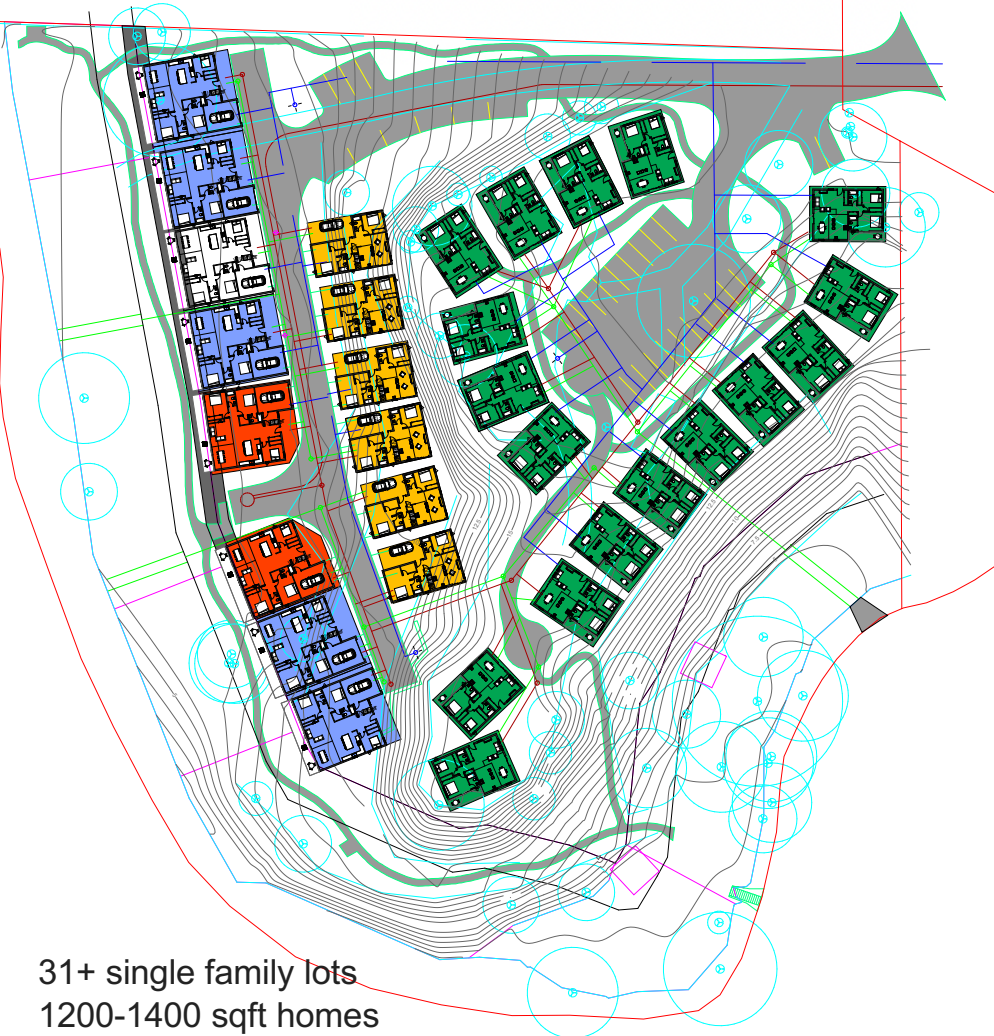


5350 FALLS STREET, PORT ALBERNI
PROPOSED STRATA LAYOUT 3 - DUPLEXES W/ PARKING

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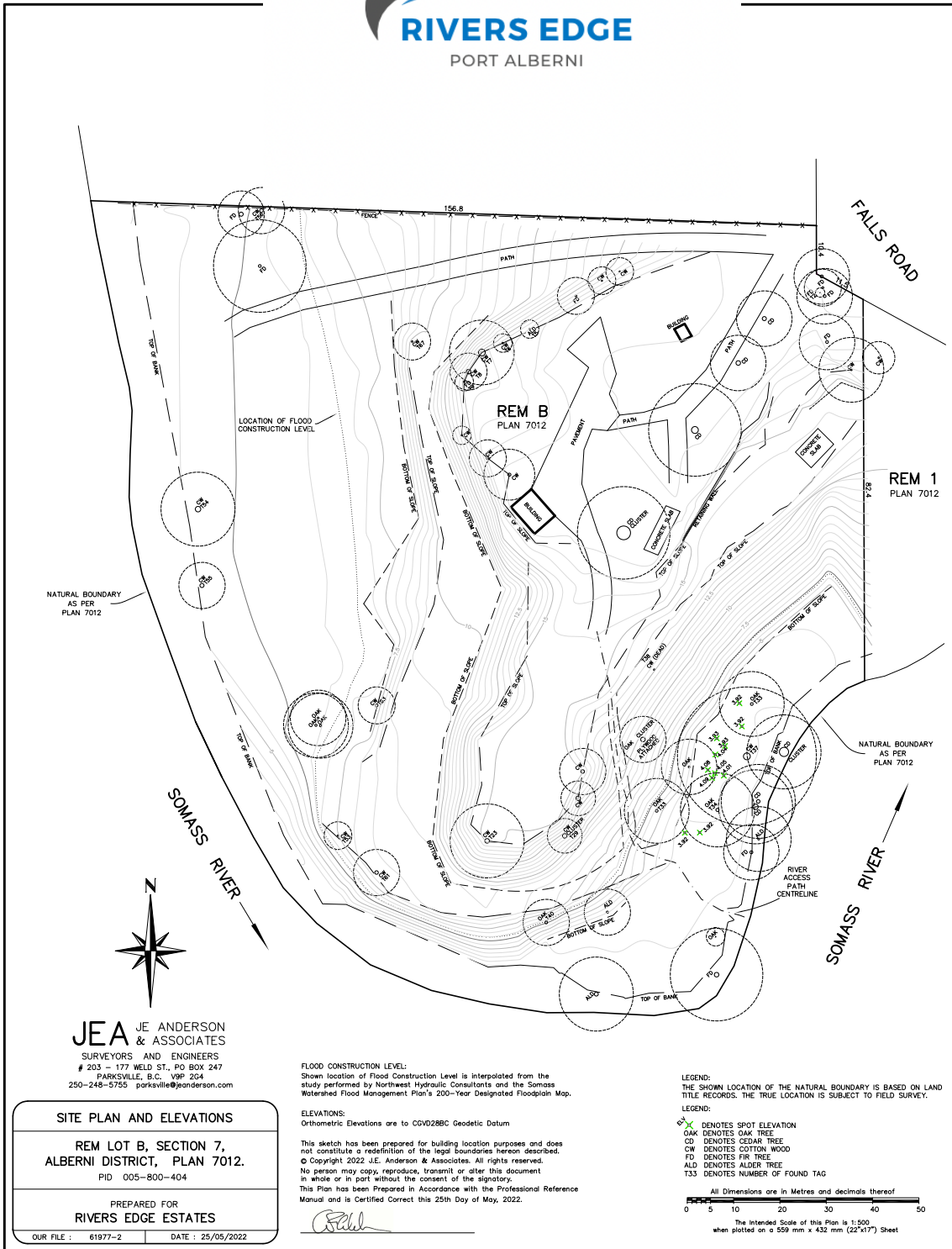
SINGLE FAMILY CONCEPT



- 31+ single family lots
- 1200-1400 sqft homes
- 2 bdrm + den 1.5 bath
- Focus on outdoor space, walking trails, beach access, picnic area with gazebo, playground, community gardens
- Riverfront lots with garage and storage
- Upper lots with centralized parking and storage

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JEA JE ANDERSON & ASSOCIATES
 SURVEYORS AND ENGINEERS
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SITE PLAN AND ELEVATIONS

REM LOT B, SECTION 7,
 ALBERNI DISTRICT, PLAN 7012.
 PID 005-800-404

PREPARED FOR
 RIVERS EDGE ESTATES

OUR FILE : 61977-2 DATE : 25/05/2022

FLOOD CONSTRUCTION LEVEL:
 Shown location of Flood Construction Level is interpolated from the study performed by Northwest Hydraulic Consultants and the Somass Watershed Flood Management Plan's 200-year Designated Floodplain Map.

ELEVATIONS:
 Orthometric Elevations are to COVD28BC Geodetic Datum

This sketch has been prepared for building location purposes and does not constitute a redefinition of the legal boundaries hereon described.
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 This Plan has been Prepared in Accordance with the Professional Reference Manual and is Certified Correct this 25th Day of May, 2022.

LEGEND:
 THE SHOWN LOCATION OF THE NATURAL BOUNDARY IS BASED ON LAND TITLE RECORDS. THE TRUE LOCATION IS SUBJECT TO FIELD SURVEY.

LEGEND:

- DENOTES SPOT ELEVATION
- QAK DENOTES OAK TREE
- CD DENOTES CEDAR TREE
- CW DENOTES COTTON WOOD
- FD DENOTES FIR TREE
- ALD DENOTES ALDER TREE
- T33 DENOTES NUMBER OF FOUND TAG

All Dimensions are in Metres and decimals thereof

0 5 10 20 30 40 50

The Intended Scale of this Plan is 1:500
 when plotted on a 559 mm x 432 mm (22"x17") Sheet

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