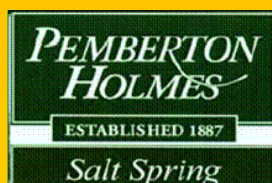


Home, Marina & Development Potential!



Rare 2.2 acres of commercial SW facing waterfront property at the doorstep of Fulford Village & ferry with a fully upgraded home & revenue producing marina. The bright, spacious 3,400 sq. ft. home features main level entry and a self contained in-law suite on the lower level, totalling 4 bedrooms, 5 bathrooms + 2 dens, in-floor heating. Stone fireplace on each level & almost every room has a fabulous harbour view! The marina features concrete floats, power, water, shower (annual moorage) with significant, already approved expansion plans. CA2 zoning allows for a PUB/restaurant, 13 guest accommodation units + residence, retail, boat rentals & more. Enjoy this beautiful lifestyle with incredible development potential!

\$2,400,000
MLS 415280



Tom Navratil
cell: 250-537-7815
office: 250-537-5553
toll free: 1-888-608-5553
www.SaltSpringRealestate.com
SaltSpringHomes@gmail.com



ADDRESS: 2850 / 2878 Fulford-Ganges Rd, Salt Spring Island, BC, Canada
LEGAL DESCRIPTION: Lot 1, Sec. 15, Ranges 1 & 2, Plan VIP12248, SSSI, CD16
PRICE: \$2,400,000
TAXES (2019): \$8,357.00
HEAT: Floor Radnt, Gas Fireplace
LEVELS: 2+ office on third level
TOTAL FINISHED AREA: 3,410 sq. ft.

MLS #: 415280
AGE: Fully renovated in 2006
LISTED BY: Tom Navratil
250-537-7815
ZONING: CA2 (Commercial)
POSSESSION: TBA
BATHROOMS: 5

MAIN LEVEL: 1,580 sq. ft

ENTRANCE: 5 x 5

LIVING ROOM: 19 x 15

DINING: 15 x 14

MAST. BEDROOM: 16 x 13

ENSUITE: 4 pc

BEDROOM: 13 x 13

ENSUITE: 4 pc

BATHROOM: 2 pc

LOWER LEVEL: 1,630 sq. ft.

LIVING ROOM: 18 x 15

KITCHEN: 11 x 11

MAST. BEDROOM: 13 x 19

ENSUITE: 4 pc

BEDROOM: 13 x 13

BATHROOM: 4 pc

OFFICE: 11 x 15

SUNROOM: 12 x 10

UPPER LEVEL: 200 sq. ft.

OFFICE: 14 x 14



Above information is from sources believed to be reliable but should not be relied upon without verification. Pemberton Holmes Salt Spring assumes no responsibility for its accuracy.