



2274/2276 Cowichan Bay Road

\$959,900



Iconic Cowichan Bay Riverfront Farm!

Seldom do opportunities like this come along! This 3 Acre A1 zoned farm property sits on the Koksilah River in the Cowichan Bay area. White barn buildings & residences w/red roofs, across from cornfields & just down the road from the famous South Cowichan Lawn Tennis courts, make for perfect farm based business opportunities. There are 2 suites w/2 bdrms each plus a studio in one 3,490 sq. ft. building, a possible Farm Store, office or ? in another 889 sq.ft. building plus another small cabin in need of some TLC & that's just the half of it! There's also a massive 5,291 sq. ft timber frame barn w/3,772 sq.ft. loft & 2,520 sq. ft. of covered space, a 2,608 sq.ft. machinery building w/bays, shop space & 2pc bathroom & more. This historical property has seen significant recent upgrades but owners are out of province & now wish to sell, priced well below replacement value!

It's time for your fresh ideas & energy to turn this opportunity into a going concern!

SPECS & FEATURES

Area	Z3 Cowichan Bay	Age	Unknown
Bedrooms	6	Taxes	\$2,016
Bathrooms	5	Tax Year	2018
Lot Size	3.02 Acres	MLS#	444354
Floor Space	3,490 Sq. Ft.	Parking	Multiple C/P, Garage - 3 +



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JOHANNSEN GROUP REALTY INC.
www.jgrealty.ca

250-748-8080
Toll Free 1-888-748-8088
mail@jgrealty.ca

