



**FOR  
SALE**

409 Oceanview  
Drive, Queen  
Charlotte  
250-559-4765

# OLD FIRE HALL

The Village of Queen Charlotte is now accepting offers for the purchase of the Old Fire Hall, located at 409 Oceanview Drive. Council will not consider offers lower than current appraised value (\$190,000). Council will evaluate submitted offer packages as a whole to determine whether a sale is in the best interests of the Village and may not rely on price alone. The Village may reject all offers if it determines that a sale based on the offers is not in the Village's best interests.

Council may consider and accept offers as early as the February 7th Council meeting.

Open House scheduled: Saturday, January 29th  
at 1:00pm



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# INFORMATION

Address: 409 Oceanview Drive, Queen Charlotte

Site: 1 legal parcel. Frontage - 50', Depth - 120'  
(6,000 sq ft)

Zoned: Low-density residential

Permitted uses as per current zoning: "single family dwelling, two family dwelling, home occupation, B&B accommodation, accessory buildings and uses, backyard livestock, sale of vegetable produce & eggs grown on site, secondary suite, short term rental." For full zoning information please reference:

<https://queencharlotte.civicweb.net/filepro/documents/808?preview=1711>

Taxes (2021): \$1248.16 - \$1,669.05

Services: VQC water & sewer, BC Hydro electricity, Telus phone.

Building: 2,124 sq ft wood frame construction on reinforced concrete and concrete slab foundation.

*(The Village makes no warranties or guarantees with respect to the condition of the structure or its suitability for any particular purpose.)*

*Please submit a complete purchase package, including offer price, intended use, and any additional information that you wish Council to consider in the decision process. Packages may be submitted by email to: [office@queencharlotte.ca](mailto:office@queencharlotte.ca), by mail, or in person at the Village Office.*

