

# FOR SALE | 3.21 ACRES VACANT LAND

LOT A BEESLEY ROAD

CORTES ISLAND, BC



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## LOCATION

Located in the heart of Mansons Landing, this property enjoys a central Cortes Island location just moments from Cortes Island School, making it ideal for year-round living. Close to the island's shops, cafés, health centre, museum, and community amenities, everyday essentials are all within easy reach. Cortes Island School is located on Beesley Road, just minutes away. Nearby Smelt Bay Provincial Park, Mansons Lagoon, and Hague Lake offer exceptional swimming, kayaking, hiking, and outdoor recreation.

## HIGHLIGHTS

- » Located in one of Cortes Island's most established neighbourhoods
- » Peaceful rural setting with convenient access to daily essentials
- » Walking distance to Mansons Landing amenities & Cortes Island Elementary
- » Minutes to Smelt Bay Provincial Park
- » Central Cortes Island location
- » Close to local markets, cafés and community services

*The subject property is currently vacant and was previously utilized as a gravel pit and maintenance yard.*

## SALIENT DETAILS

<b>Civic Address</b>	Lot A Beesley Road, Cortes Island, BC
<b>Legal Description</b>	LOT A, PLAN VIP27625, SECTION 8, SAYWARD LAND DISTRICT, CORTES ISLAND TAX ACT SEC 24(I)
<b>PID</b>	002-151-057
<b>Site Area</b>	3.21 Acres
<b>Site Dimentions</b>	400' x 350' (approximately)
<b>Zoning</b>	RU-1
<b>Asking Price</b>	\$450,000

