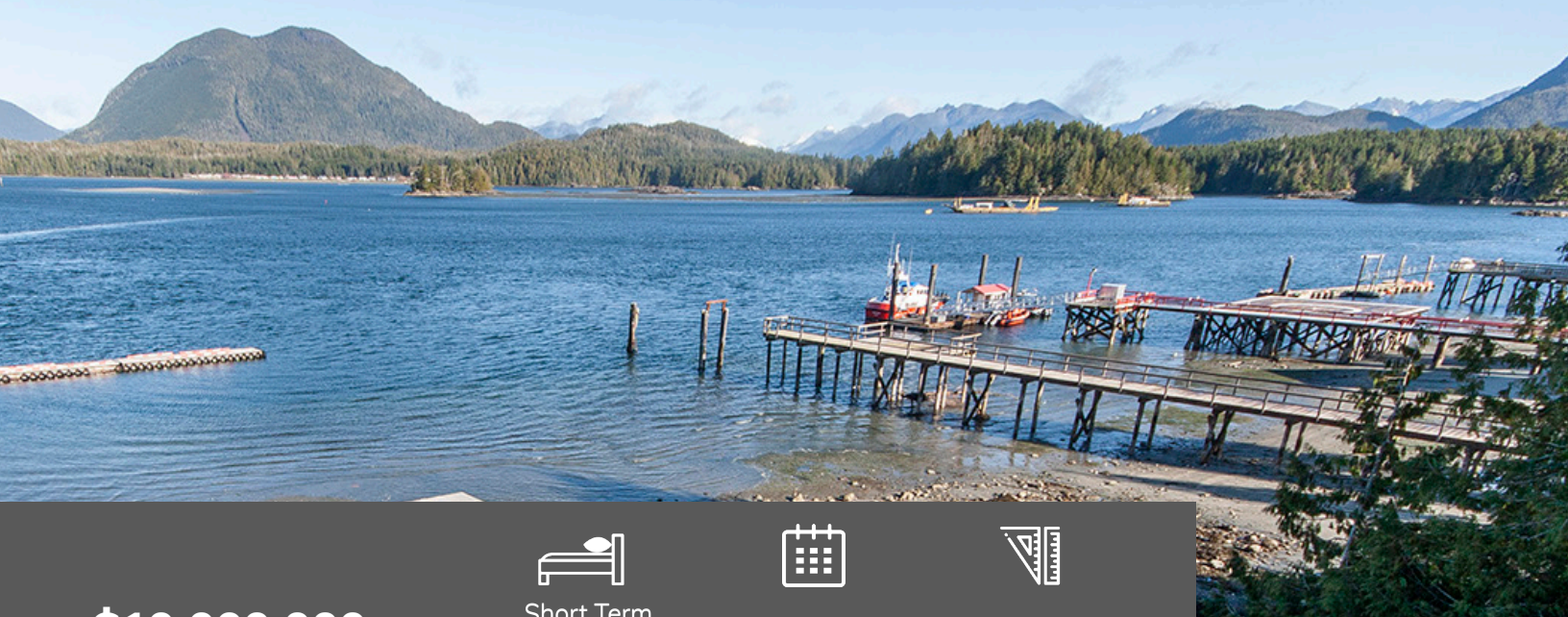




*Exclusive Listing*  
**300 Main Street**  
TOFINO





**\$10,000,000**



Short Term  
Rental Units

**5**



Built In

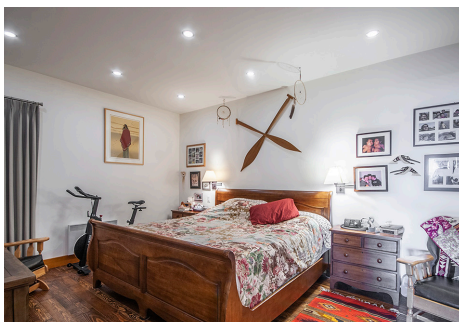
**1994**



Land Size

**14747 sqft**

Absolutely the best commercial location in downtown Tofino. Beautiful views from this waterfront property supporting 5 short term rental units, a very busy retail outlet, a smoked salmon store, as well as a deluxe owner/operator suite. Foreshore lease rights available. Lots of parking down below. Twenty-eight year old building, very well maintained. Exceptional decks overlooking the water, the plane floats, and the terminus of Highway 1. Very busy waterfront. The commercial aspect of the main floor could be reinvented as a much larger commercial space depending upon a new application. Excellent income and great opportunity for an owner/operator. (24970921)



This listing information is provided to you by:

**JIM SCHWARTZ**

REALTOR® Salesperson

250-726-7969 | [jim@tofinohomes.com](mailto:jim@tofinohomes.com) | [tofinohomes.com](http://tofinohomes.com)

The above information is from sources deemed reliable but it should not be relied upon without independent verification. Not intended to solicit properties already listed for sale. \*

**RE/MAX**  
MID-ISLAND REALTY  
Independently Owned & Operated



# Property Summary

## Property Type

Other

## Building Type

Commercial Mix

## Title

Freehold

## Annual Property Taxes

\$22,973.41

## Total Parking Spaces

13

## Features

Central Location, Curb & Gutter, Corner Site, Sloping, Other, Rectangular, Marine Oriented

## Business Type

Other, Retail and Wholesale

# Land

## Lot Size

14747 sqft

## View

Mountain View, Ocean View

## Water Front Type

Waterfront On Ocean



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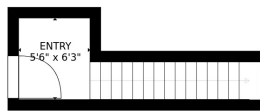
REALTOR® Salesperson

250-726-7969 | [jim@tofinohomes.com](mailto:jim@tofinohomes.com) | [tofinohomes.com](http://tofinohomes.com)

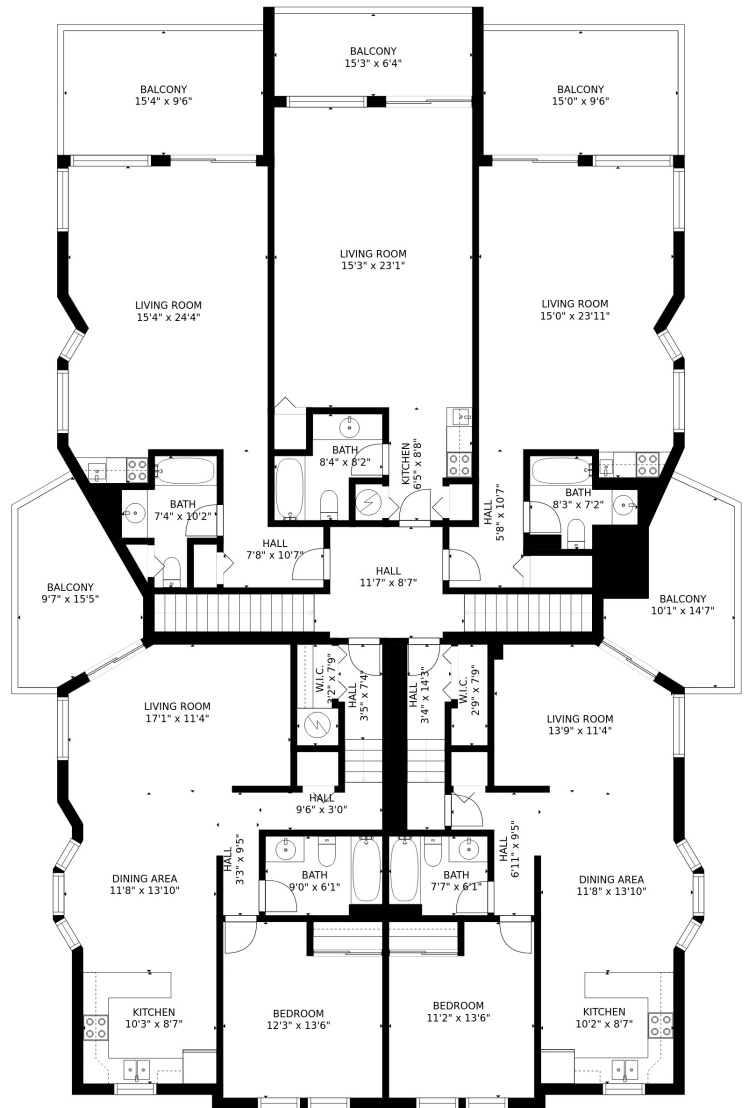
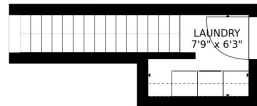
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# Suites



FLOOR 1



FLOOR 2

## Estimated areas

GLA FLOOR 1: 0 sq. ft, excluded 232 sq. ft  
 GLA FLOOR 2: 3442 sq. ft, excluded 610 sq. ft  
 Total GLA 3442 sq. ft, total scanned area 4284 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



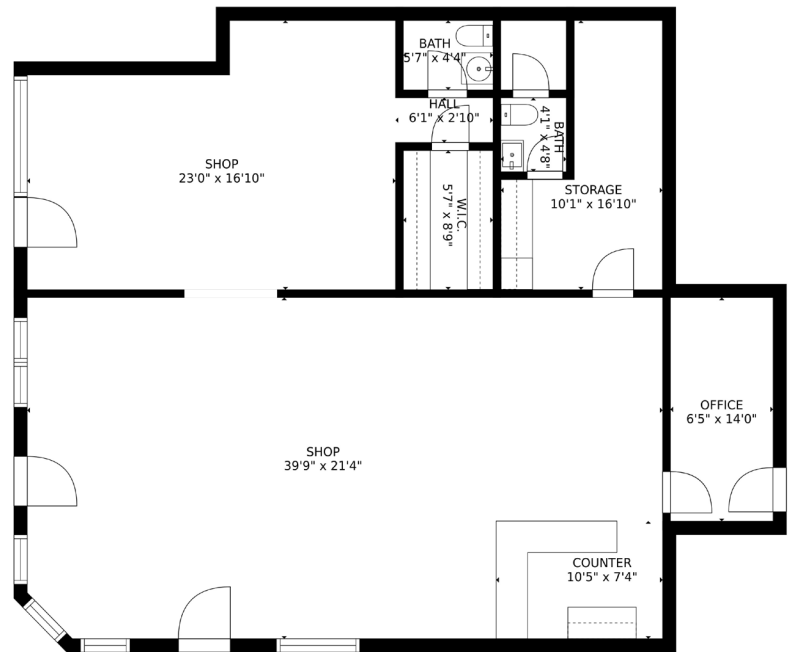
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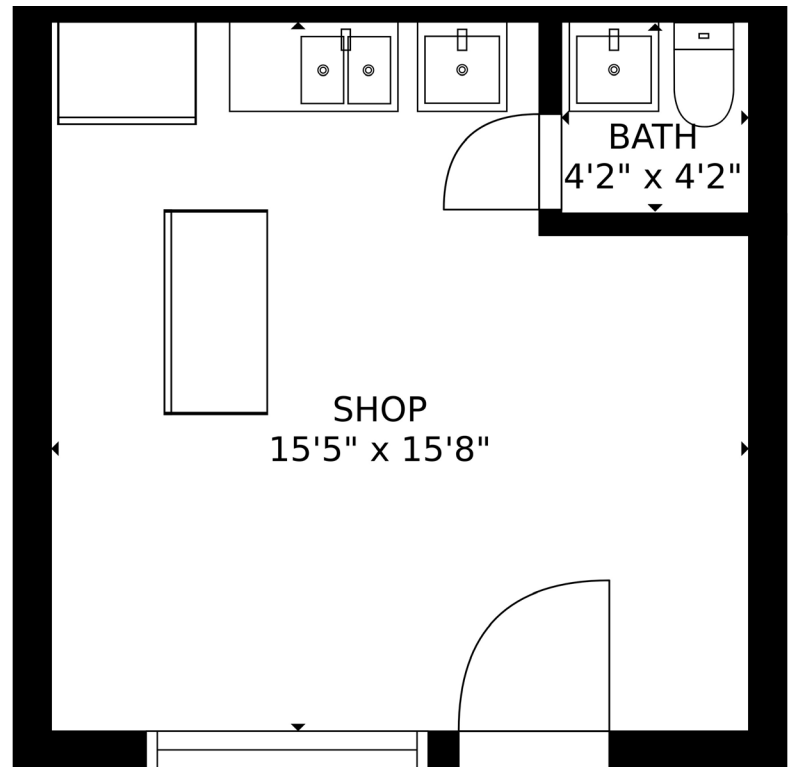
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# Shop



Estimated areas  
GLA FLOOR 1: 1446 sq. ft, excluded 193 sq. ft  
Total GLA 1446 sq. ft, total scanned area 1639 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Estimated areas  
GLA FLOOR 1: 295 sq. ft, excluded 0 sq. ft  
Total GLA 295 sq. ft, total scanned area 295 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

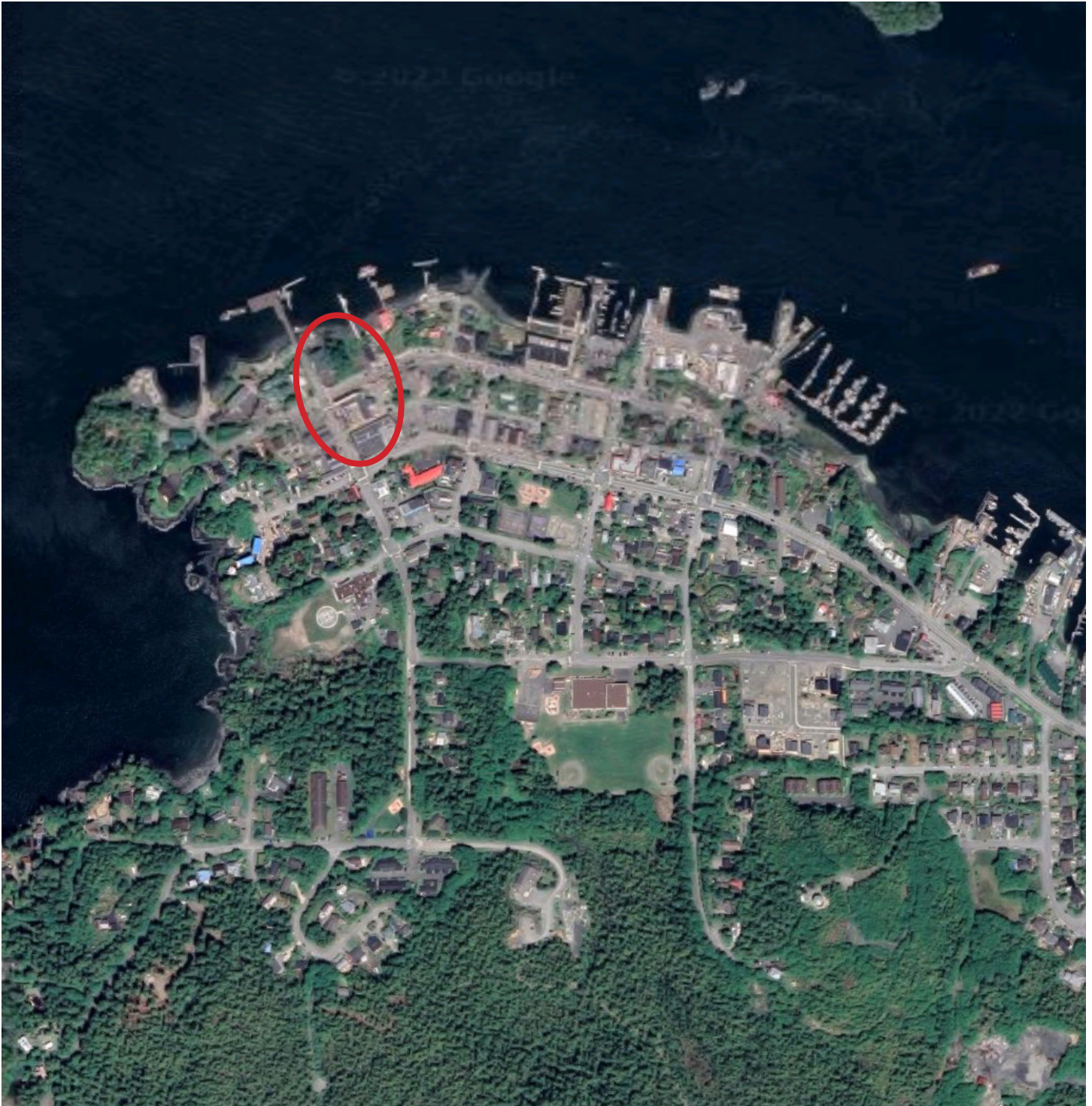


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This District provides for commercial development in the commercial core oriented to the hospitality industry/tourism.

**24.1 Uses Permitted**

1. Retail commercial;
2. Artists studios and galleries;
3. Assembly uses;
4. Charter operators;
5. Cabarets and night clubs;
6. Wine and beer stores;
7. Lodges;
8. Entertainment uses;
9. Hotels and motels;
10. Live theatres;
11. Restaurants and cafes, excluding drive-in restaurants;
12. Housekeeping unit;
13. Residential above ground floor;
- Bylaw 1222

 ➔ 14. Accessory buildings and uses, in accordance with Part 4; and
- Bylaw 1288

 ➔ 15. Commercial Child Care

**24.2 Conditions of Use**

Every business or undertaking shall be conducted within a completely enclosed building except for parking and loading facilities and accessory seasonal outdoor sales.

**24.3 Minimum Lot Area**

Each lot shall have a minimum area of 668 square metres (7,200 square feet).

**24.4 Minimum Lot Width**

Each lot shall have a minimum width of 18.3 metres (60 feet).

**24.5 Maximum Building Height**

The maximum height of a principal building shall not exceed 12.2 metres (40 feet) nor three storeys.

**24.6 Minimum Yard Requirements**

1. Where a lot zoned C2-A abuts a lot in any Residential or A zone without an intervening street or lane, a side yard of not less than 1.8 metres (6 feet) in width shall be provided. In all other cases, the combined side yard setback (i.e., the sum of both sideyard setbacks) shall not be less than 3 metres (10 feet);
2. A rear yard of not less than 3 metres (10 feet) in depth shall be provided.

**CONSOLIDATED FOR CONVENIENCE PURPOSES ONLY. Should be read in conjunction with the complete document**

District of Tofino Zoning Bylaw No. 770, 1997 (Updated 2021-04-19)

Page 65



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REFERENCE PLAN OF LOT 1, BLOCK 2, D.L. 114, PLAN 717,  
AND D.L. 2162, BOTH IN CLAYOQUOT DISTRICT,  
PURSUANT TO SECTION 100(1)(b), LAND TITLE ACT

BCGS 92F.011

Scale - 1:500  
0 5 10 20 30m

Legend

- denotes standard rock post found
- denotes standard capped post found
- denotes standard iron post found
- denotes standard iron post set

All distances hereon are in metres.

Bearings are astronomic and are derived from Plan VIP57327.

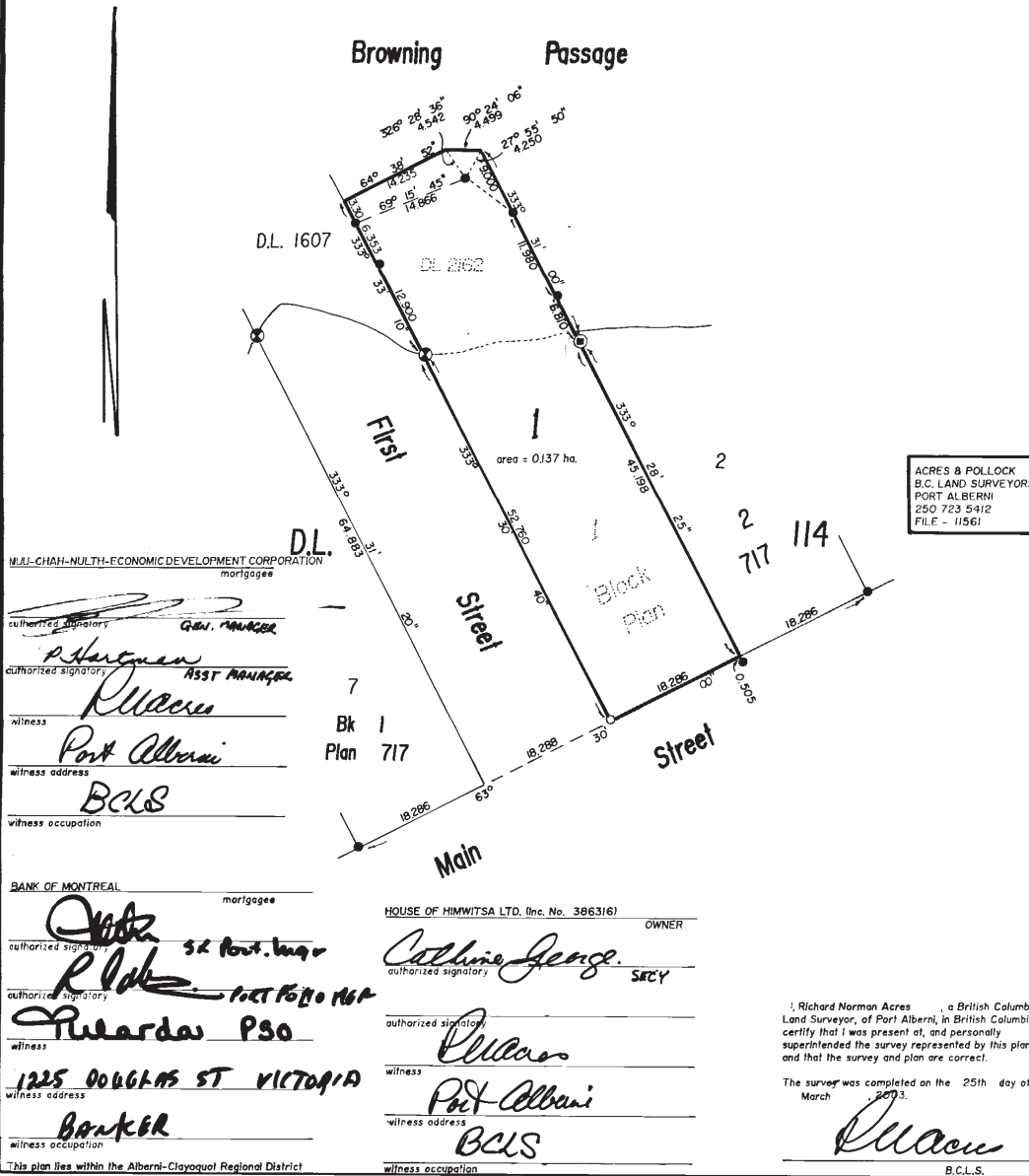
PLAN N° VIP 75157

Deposited in the Land Title Office  
at Victoria, B.C.

this 21st day of May, 2003.

*Richard Norman Acres*  
Registrar

EV50488  
DB



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