

1485 HESS RD

Gabriola Island, BC

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Zoning: LRR
Mobile: 761 sq ft
Bedrooms: 2
Bathrooms: 1
Shop: 1,002 sq ft
Bathrooms: 1
MLS# 1033673

1485 HESS RD Gabriola Island, BC

Tucked away on sunny Hess Rd, this private 5-acre property offers a rare chance to enjoy space, quiet, and future potential in the heart of Gabriola Island, just a 20-minute ferry ride from Nanaimo and moments from some of the island's most beautiful beaches and trails.

Approximately one-third of the land has been cleared into a large, level lawn area framed by trees, while the balance of the property gently slopes into a forested setting with a seasonal creek, creating excellent privacy and a peaceful natural backdrop. With road frontage on two sides, the parcel offers flexible access and layout options.

A standout feature is the impressive detached garage: fully insulated, serviced with 220 power, underground wiring from the 10x10 pump house, full bath and rough-in plumbing for a future kitchen. While already a great workshop with some finishing, this space could serve a variety of uses from studio to additional living area or secure storage.

An older mobile home remains on the property and is included in the sale, offering a practical place to stay while you plan and build. The drilled well (1994) was originally logged at approximately 12 gallons per minute, and a septic field is already in place.

A unique opportunity to secure a well-located acreage with valuable infrastructure already established. Bring your ideas and explore the possibilities.

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Property Notes

5 peaceful, private acres

1,002 sq ft shop with full bathroom, compressor and over height ceilings

Shop is pre plumbed for kitchen giving potential to add living space

761 sq ft 2 bed mobile home (Moved to property in 2002)

Multiple deck areas

Carport

Garden shed

Storage shed

Seasonal creek in forested area

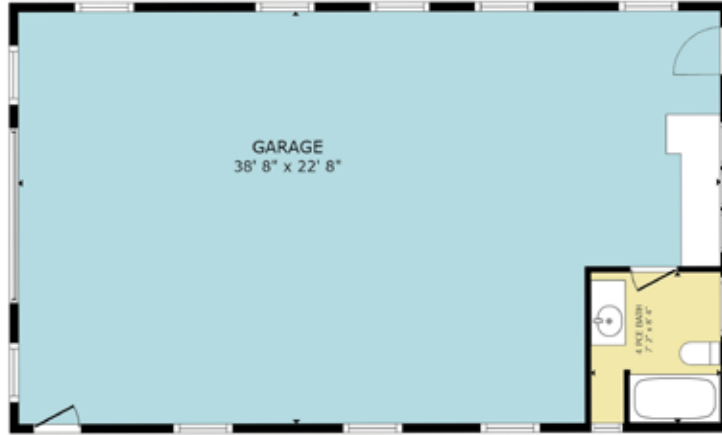
Septic system in place (VIHA records available)

12 GPM Well (At time of installation - Buyer to verify)

Great location

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GARAGE/WORKSHOP



MOBILE HOME

FLOOR	AREA
GARAGE/WORKSHOP	1,002
MOBILE HOME	761