

FOR SALE

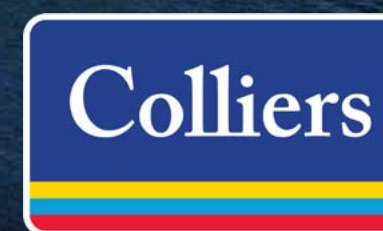
# Ocean Village Beach Resort

A RARE INVESTMENT WITH HEART, HERITAGE, AND NEW HORIZONS

Tofino, Vancouver Island, BC

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*Ocean  
Village*



UNIQUE  
PROPERTIES





# In Pursuit of the Exhale

## WHERE THE NOISE FADES AND THE BREATH DEEPENS.

Tofino holds a quiet magic that lingers long after the tide has gone out. It's a place where the noise falls away, and breath comes easier.

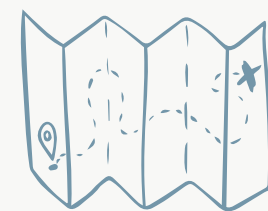
Ocean Village Beach Resort isn't just a property — it's a piece of Tofino's story. For over 30 years, this cherished beachfront retreat has welcomed generations of guests to its iconic “beehive” cedar cabins along the tranquil curve of MacKenzie Beach. It's a place where sandy feet and

surfboards feel at home. Where guests return year after year, not out of habit — but devotion.

And though the world keeps turning somewhere beyond the trees, Tofino doesn't rush. It welcomes you softly, with crashing waves and a long horizon, with the warmth of driftwood fires, memorable stories and the calm of Clayoquot Sound. For a few stolen days, Tofino is where love for nature, place, and life finds stillness. This is the pursuit of the exhale.

## Why Tofino?

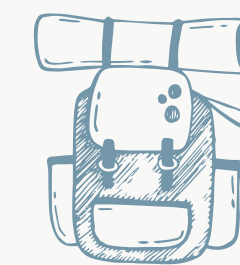
### MACKENZIE BEACH • TOFINO, BC



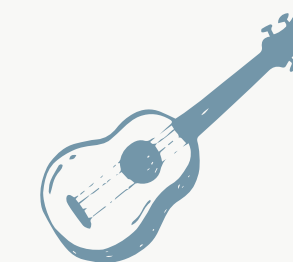
Located in a  
**UNESCO Biosphere**  
Reserve



Home to world-  
class surfing, storm  
watching, hiking, and  
eco-tourism



Over **1 million**  
visitors annually



Small-town charm  
with vibrant local  
amenities



Accessible by air  
(Tofino-Long Beach  
Airport), ferry and  
scenic highway



# The Edge of the Pacific

Sitting mid-way along Vancouver Island's rugged west coast, Tofino has built its reputation as one of Canada's top destinations known for its wild natural beauty, endless beaches, old-growth forests, and abundant marine and wildlife.

Tofino's profile stands alongside Whistler, the Okanagan, Victoria, and Vancouver as one of the province's most recognized destinations. Attracting an estimated 1 million visitors annually, it has become a premier hub for outdoor recreation—built on surfing, whale watching, storm watching, sport fishing, hiking, and beachcombing.

Getting to Tofino is part of the experience. Highway 4 connects the town to Nanaimo through Parksville and Port Alberni, with a scenic drive of two and a half hours. A commercial airport is located just south of town, and direct floatplane service into Tofino's inner harbour allows for quicker access. Harbour Air now offers scheduled flights from downtown Vancouver, with flight times of about an hour from the city or 45 minutes from Vancouver International Airport's river terminal.

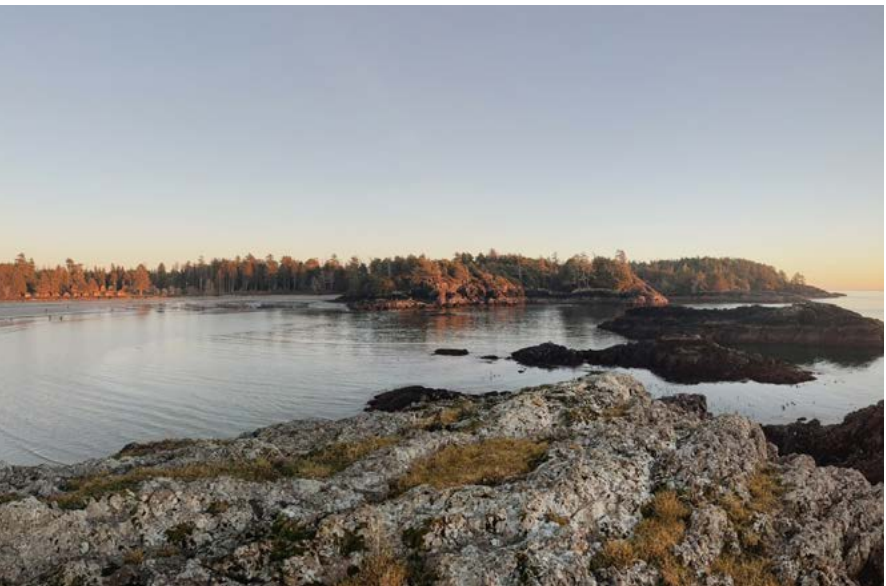




# Stay a While, feel it All

Ocean Village Beach Resort is situated directly on Mackenzie Beach, one of Tofino’s most family friendly beaches. Protected by offshore reefs, it offers a long stretch of soft sand, calm tidal pools, and gentle, consistent waves, making it especially popular with beginner surfers. Unlike the more rugged shores elsewhere on Vancouver Island, MacKenzie Beach is accessible year-round and is one of the few beaches in Tofino where campfires are permitted.

Its peaceful ambiance, protection from strong winds, and stunning sunset views make it the perfect setting for Ocean Village’s iconic cabins. Ideally located just minutes from the heart of Tofino, Ocean Village Resort is also easily accessible to some of the west coast’s most beloved restaurants, shops, and outdoor experiences—enhancing both guest convenience and the lifestyle appeal of this unique beachfront retreat.



### Dining & Cafés

- 1. Tacofino  
*Local favourite for tacos and outdoor casual eats*
- 2.The Pointe Restaurant  
*Fine dining with panoramic ocean views*
- 3.Wildside Grill  
*Casual burgers, seafood, and breakfast*
- 4.Chocolate Tofino  
*Artisan chocolates and handmade gelato*
- 5.Tofitian Café  
*Cozy café for espresso, baked goods, and light meals*

### Shops & Services

- 1. Beaches Grocery  
*Convenience store for essentials and snacks*
- 2.Live to Surf  
*Surf gear, rentals, and lessons*
- 3. Tofino Brewing Co  
*Local craft brewery with on-site tasting*

### Attractions & Activities

- 1. Naa’Waya’Sum Gardens  
*Forest trails, native plants, and art installations*
- 2.Chesterman Beach  
*A popular surf and walking beach just minutes away*
- 3.Cox Bay Beach  
*Consistent surf and rugged scenery*
- 4. Pacific Rim National Park Reserve  
*World-renowned hiking and coastline*





# A Rare Coastal Offering with Soul

This offering represents a once-in-a-generation opportunity to acquire nearly 6 acres of oceanfront land with over 500 feet of low-bank sandy beachfront, thoughtfully developed into a highly successful resort with potential for future repositioning or redevelopment.

With its prime location, enduring brand value, and solid infrastructure, Ocean Village presents the opportunity to build on its strong operational and income history with potential to redevelop at this irreplaceable location. Current zoning permits development up to approximately 150,000 SF over three storeys.

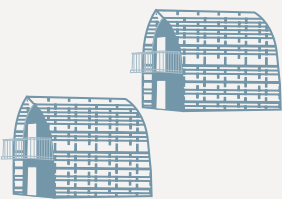
**Address**  
555 Hellesen Drive, Tofino, BC

**Lot Size**  
5.975 acres, professionally landscaped

**Beach Frontage**  
Approx. 150 metres (500 feet) of low-bank Pacific Ocean frontage

**Zoning**  
Tourist Commercial District (C5)

**Ownership**  
41 strata-titled units +  
11 common property suites



**20** two-storey duplex cabins (gothic arch/ beehive style)



**11** single-storey beachfront and garden cottages



Office with residential suite



Indoor pool & hot tub building



Flex building with two overflow suites/ meeting rooms and guest laundry



Manager's residence, staff quarters, service building







# Here, Time Rests Too

Each suite has been thoughtfully appointed for comfort and function, blending rustic charm with practical amenities.

Studio Cabins	<ul style="list-style-type: none"><li>• Upper and lower levels</li><li>• Queen bed with pull-out sofa or daybeds</li><li>• Full kitchens, private bathrooms</li><li>• Pet-friendly (lower units only)</li></ul>
1 & 2 Bedroom Cabins	<ul style="list-style-type: none"><li>• Located beachfront with stunning ocean views</li><li>• Full kitchens, private bathrooms, open living/dining areas</li><li>• Two-bedroom units accommodate up to 6 guests</li></ul>
Garden Suites	<ul style="list-style-type: none"><li>• Economical alternative set back from the beach</li><li>• Kitchenettes and private bathrooms with showers</li></ul>
All units include	<ul style="list-style-type: none"><li>• Organic toiletries, bed linens, towels</li><li>• Full kitchenware and appliances</li><li>• Private patio or balcony</li><li>• Complimentary Wi-Fi and guest parking</li></ul>
Improvements & Infrastructure	<ul style="list-style-type: none"><li>• 2 x 2,500-watt emergency generators (supporting sewage and power backup)</li><li>• Paved access roads and internal driveways</li><li>• Furniture, linens, appliances, and all operating inventory included</li><li>• Serviced by municipal water, sewer, hydro, cable, and telephone</li><li>• Onsite propane storage tanks</li></ul>

## Amenities



**Indoor Pool & Hot Tub**  
The only indoor pool in Tofino



**Outdoor BBQ Area**  
Communal grilling area for guest use



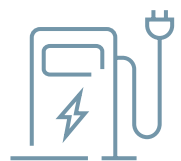
**Recreational Equipment**  
Boogie boards, beach toys, games



**Guest Laundry**  
Coin-operated machines onsite



**Pet-Friendly Suites**  
Designated units and beach access



**EV Charging**  
Two charging stations onsite



**Fire Pits**  
Propane fire pits and beach fire appliances available



# The Moment That Stays With You

Ocean Village Beach Resort is one of Tofino’s most reliable and consistent hospitality assets. Situated directly on the calm, family-friendly, swimmable shorelines of MacKenzie Beach, the resort sees steady demand across all seasons. This well-established operation has a proven track record, offering strong income for any incoming owner. It’s not a repositioning opportunity. It’s already working.

The resort offers what’s needed for success. A pool, hot tub, beach toys, barbecue stations, and seasonal surf rentals. Supported by consistent infrastructure and consistent income, Ocean Village is a cash-flowing asset in a destination that only continues to grow. This is a place built with care—for rest, for return, and for consistency.





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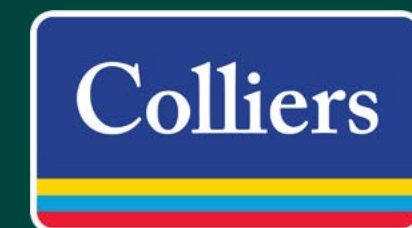


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