

\$1,225,000 - 2180 Schulz Rd, Black Creek

MLS® #1013195

\$1,225,000

6 Bedroom, 5.00 Bathroom, 4,000 sqft

Single Family on 6.10 Acres

Merville Black Creek, Black Creek, British Columbia

Unleash the incredible development potential of this rare 6.17-acre property nestled near beautiful Miracle Beach in the desirable Comox Valley. Featuring two homes in need of extensive renovation, this listing is ideal for investors, developers, or buyers with vision looking to transform a unique piece of land into something truly special. The primary residence spans approximately 4000 sq ft over two levels, offering 6 bedrooms and endless opportunities to reimagine the space. The second home is roughly 1900 sq ft, providing additional flexibility for multi-family use, rental income, or extended family living. Both homes require significant work, but the roofs were replaced around 6 years ago, and the property has been recently connected to Comox Valley Regional District water. Zoned CR-1 and located within an OCP (Official Community Plan) area for higher density, the possibilities here are substantial. Whether you're considering subdivision, redevelopment, or a large estate home, this land offers flexibility and future upside. The flat, usable land is surrounded by gorgeous new homes on smaller acreages, adding to the value and appeal of this location. With two separate civic addresses – Schulz Road and Oyster River Way – there is added convenience and development potential. Located close to Miracle Beach Provincial Park, shopping, and highly-rated schools, this property combines rural charm with urban access. This is more



than just a project â€” it's a chance to create something extraordinary in one of Vancouver Islandâ€™s most desirable areas. Apply to SUBDIVIDE! (id:6289)

Built in 1975

Essential Information

Listing #	1013195
Price	\$1,225,000
Bedrooms	6
Bathrooms	5.00
Square Footage	4,000
Acres	6.10
Year Built	1975
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2180 Schulz Rd
Subdivision	Merville Black Creek
City	Black Creek
Province	British Columbia
Postal Code	V9J1K5

Amenities

Features	Acreage
Parking Spaces	10

Interior

Heating	Electric Baseboard heaters, Forced air
Cooling	None

Additional Information

Zoning	Residential
--------	-------------

Listing Details

Listing Office	eXp Realty (CX)
----------------	-----------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 30th, 2025 at 3:46pm MDT