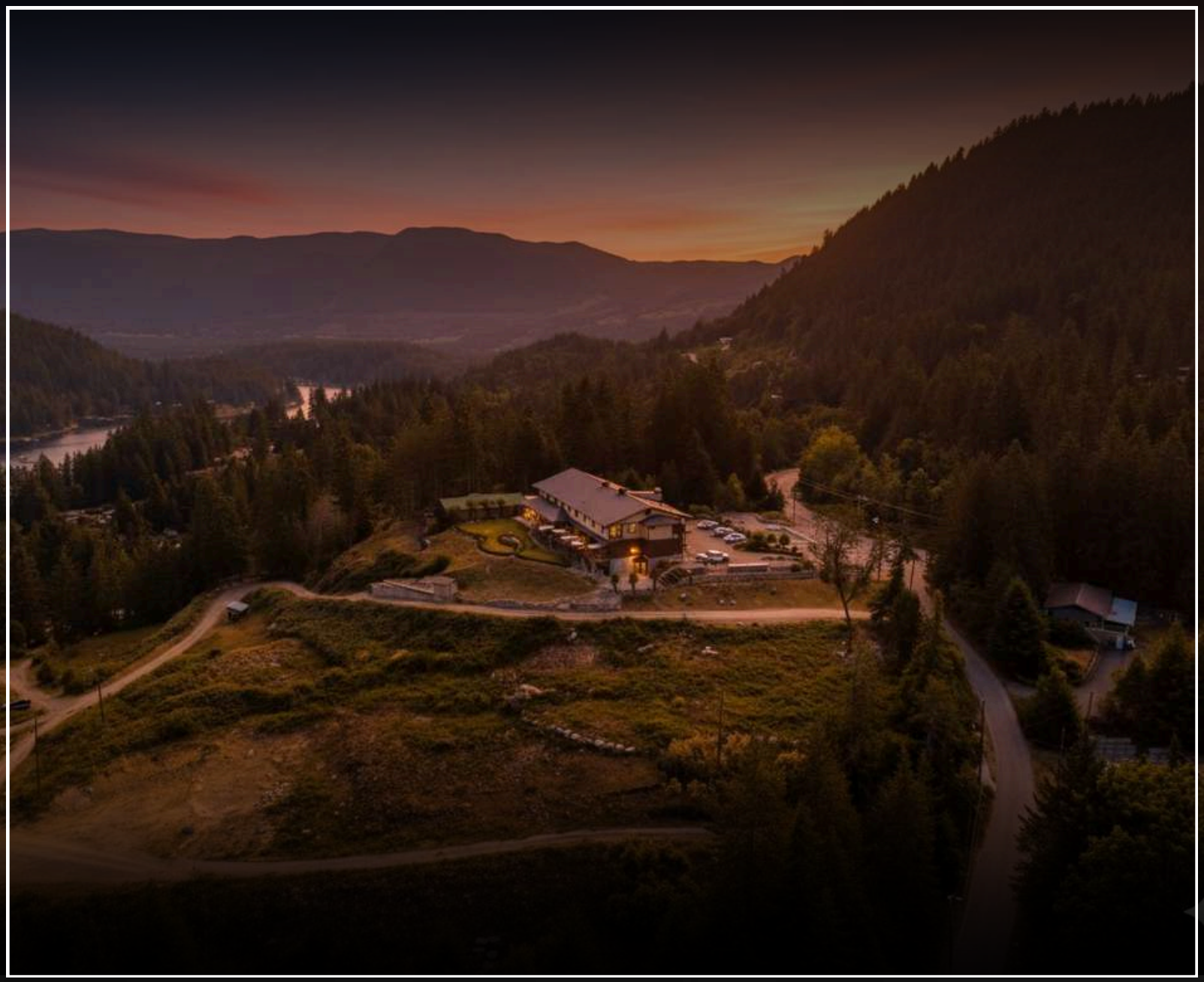
For Sale

PENDER HARBOUR HOTEL & GRASSHOPPER PUB

Land | Hotel | Liquor Store | Restaurant/Pub | Marina | 2 Single-Family Homes



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VISION FOR REDEVELOPMENT

12671 Sunshine Coast Highway, 5097 Johnstone Road, 5079 Johnstone Road & 5087 Johnstone Road, Madeira Park

Together with 5097 Johnstone Road (marina, 3.23 acres), 12671 Sunshine Coast Hwy (hotel/pub/liquor store, 1.52 acres), 5079 Johnstone Road (residential land, 1.885 acres) and 5087 Johnstone Road (residential land, 1.5 acres) a contiguous waterfront assembly of approximately 8.1 acres can be achieved (scenario-dependent).

Potential Concept

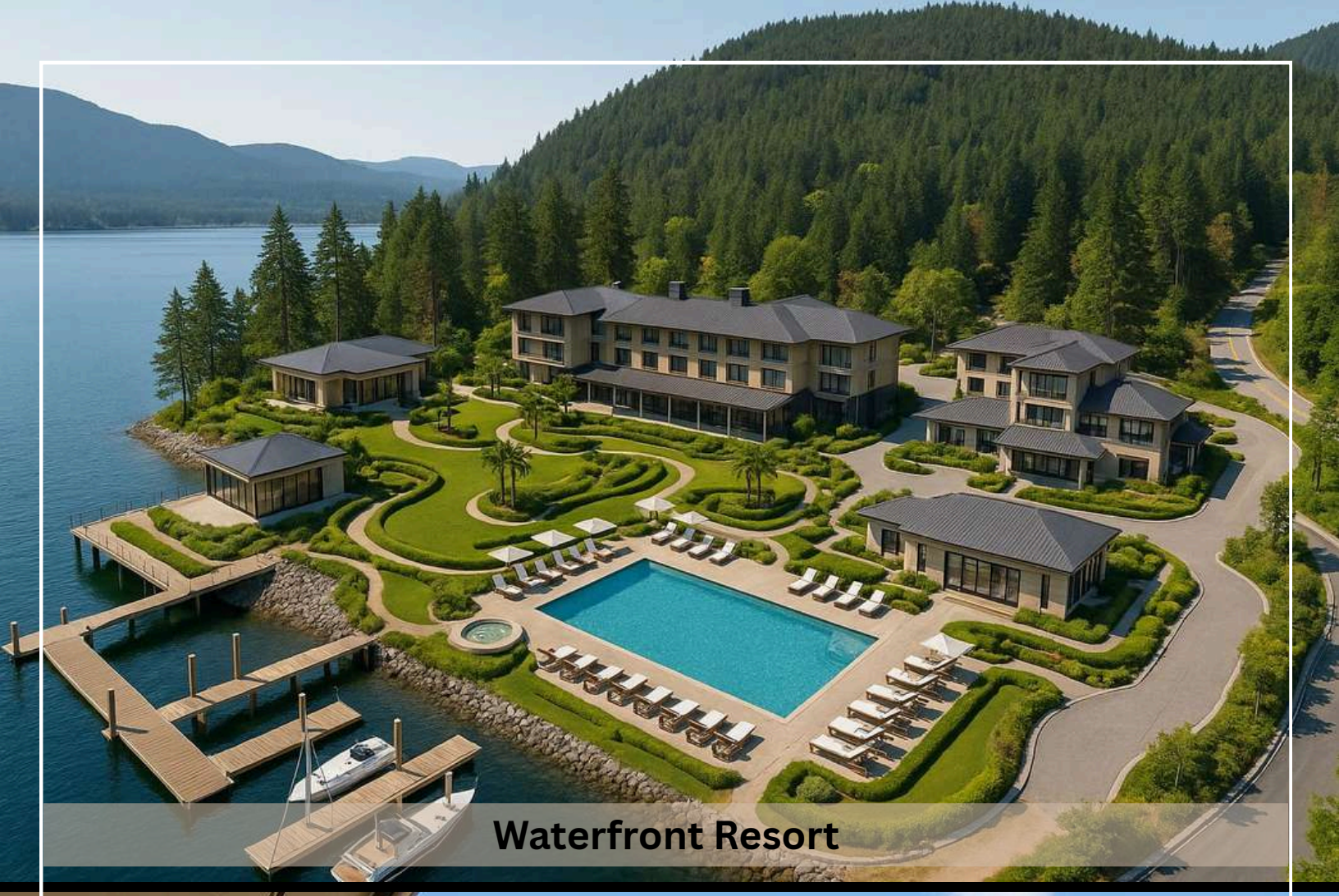
- Boutique resort or wellness retreat with view-oriented cabins/suites
- Phased mixed-use resort village (lodging, dining, retail/amenity, recreation)
- Integrated staff/workforce housing to support year-round operations











Waterfront Resort



Wellness Retreat



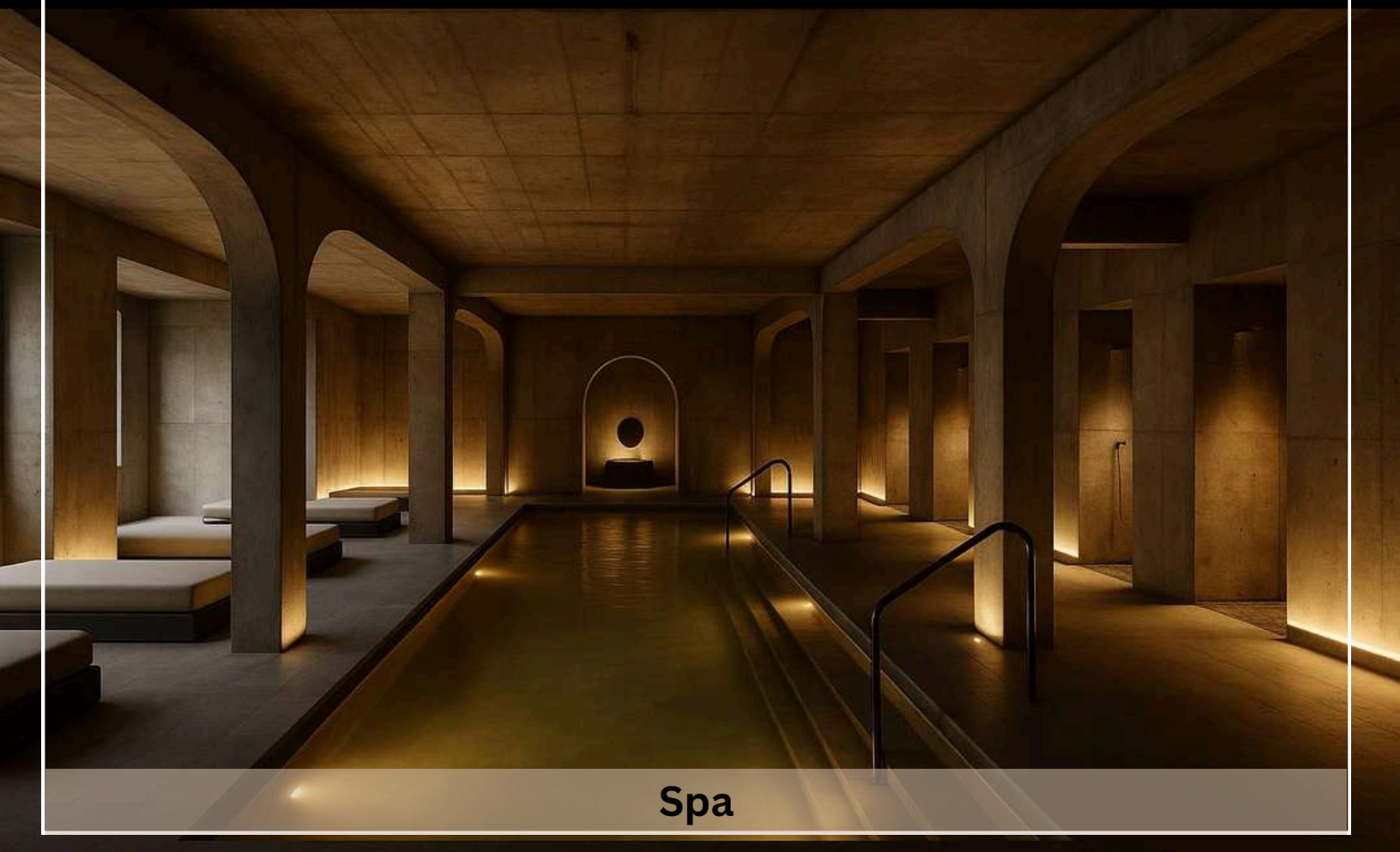
Events Pavilion



Wedding Venue



Waterfront Hotel

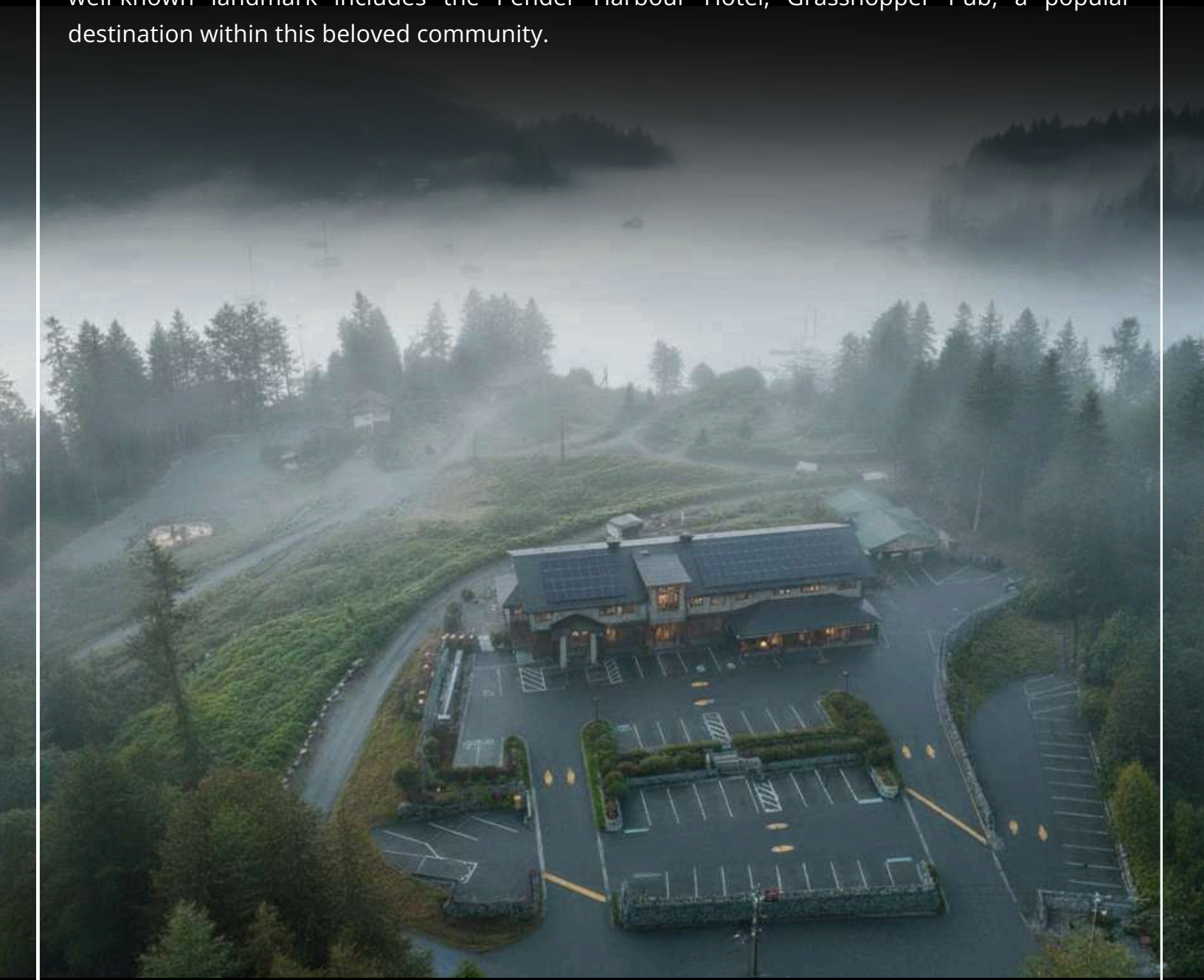


Spa

FOR SALE

12671 Sunshine Coast Highway & 5097 Johnstone Road, Madeira Park, BC

Sangha & Bakke Real Estate Group are pleased to present the opportunity to purchase the combined properties of The Pender Harbour Hotel and Marina. Located in Madeira Park, this well-known landmark includes the Pender Harbour Hotel, Grasshopper Pub, a popular destination within this beloved community.



- Marina with 950 feet of lineal moorage
- Independent Liquor Store and Liquor licence included
- 16 beautifully crafted westcoast rooms
- Grasshopper Pub and Restaurant with 309 person capacity overlooking Pender Harbour

LOCATION

58 mins to Langdale terminal → 2.5 hours to Vancouver → 1.5 hours to Powell River → 40 mins to Sechelt Airport



These properties are ideally situated with scenic views overlooking Pender Harbour on British Columbia's popular Sunshine Coast. Located directly along the Sunshine Coast Highway, Pender Harbour encompasses a collection of smaller communities including Garden Bay, Irvines Landing, and Kleindale. This area offers a variety of tourism amenities and has an approximate population of 3,000 residents. As one of several marina resorts in Pender Harbour, the property offers a diverse range of services catering to both boaters and local residents. The Grasshopper Pub is highly regarded as a beloved spot within the community.

PROPERTY DETAILS

Property #1: 12671 Sunshine Coast Highway, Madeira Park, BC

Address	12671 Sunshine Coast Highway, Madeira Park, BC
PID	027-743-039
Legal Description	LOT 1, BLOCK 40, PLAN BCP39196, DISTRICT LOT 1023, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TO BLK 43
Site Area	1.52 acres
Zoning	CD-3
Improvements	Pub and restaurant, liquor store, 16-room hotel, 60 parking stalls on-site, single-family home

Please contact listing agent for price



PENDER HARBOUR HOTEL & GRASSHOPPER PUB & STANDALONE LIQUOR STORE

Property #1: 12671 Sunshine Coast Highway, Madeira Park, BC



The current owners rebuilt the Hotel and Pub, completing the new, energy-efficient structure in 2015. The building features geothermal heating, solar panels, and high-efficiency systems.
The property includes The Grasshopper Pub, a 309-seat restaurant with in-floor heating, and a standalone liquor store with its own license, access, and hours, plus back-of-house facilities. Upstairs, 16 boutique hotel rooms with West Coast design are accessible via elevator. The basement has mechanical rooms, storage, and a versatile large space.

Security is advanced with FOB access and 52 cameras. An outdoor patio offers harbor views, and grounds are landscaped. A detached two-bedroom residence provides staff accommodation. The site has 108 rooftop solar panels generating about $7,000 annually, two propane tanks, 60 parking stalls (including 4 EV chargers).

PROPERTY DETAILS

Property #2: 5097 Johnstone Road, Madeira Park, BC

Address	5097 Johnstone Road, Madeira Park, BC
PID	005-060-907
Legal Description	LOT B, BLOCK 40-42, PLAN VAP12168, DISTRICT LOT 1023, GROUP 1, NEW WESTMINSTER LAND DISTRICT, FORESHORE SEE FOLIO 01773.001
Site Area	3.23 acres
Zoning	C-2
Improvements	18-slip marina, one single-family home, and unfinished area for expanded use

Please contact listing agent for price

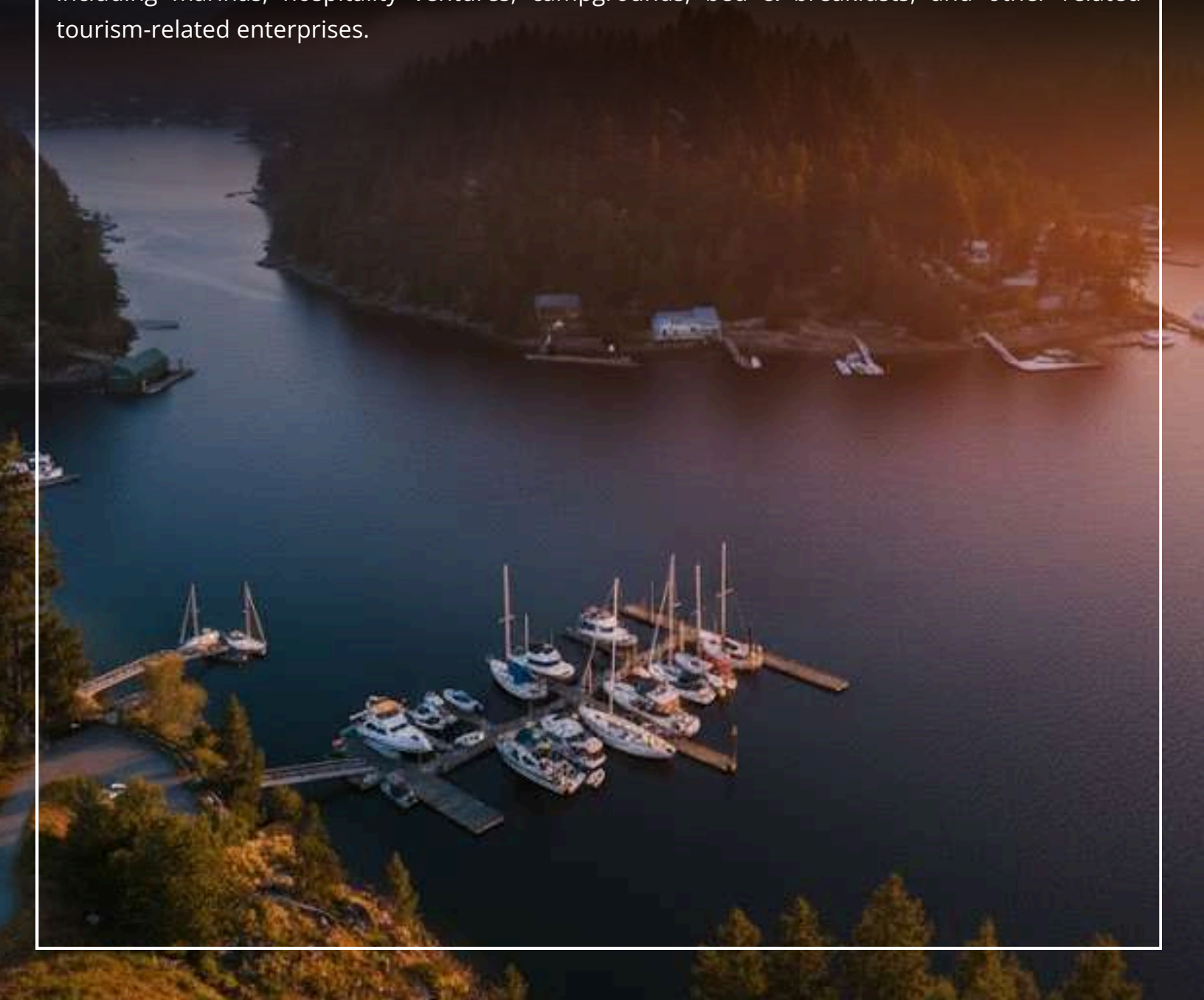


MARINA PROPERTY

Property #2: 5097 Johnstone Road, Madeira Park, BC

Adjacent to and below the Grasshopper Pub and Hotel lies a vacant 3.23-acre parcel, ideal for future development. This property is connected to an 18-slip marina with approximately 950 feet of moorage, accessible by road. While the marina was formerly used for both transient and permanent moorage, it is currently set up for full-time mooring, with the potential to revert to other uses. Additionally, the site includes a single-family residence used as staff housing.

Zoned as C-2 Tourist Commercial, the property is permitted to support a variety of uses, including marinas, hospitality ventures, campgrounds, bed & breakfasts, and other related tourism-related enterprises.







LAND ASSEMBLY POTENTIAL

5079 Johnstone Road & 5087 Johnstone Road, Madeira Park

Located immediately beside the Pender Harbour Hotel, Grasshopper Pub, Liquor Store and Marina (12671 Sunshine Coast Hwy & 5097 Johnstone Rd), these two additional parcels unlock a rare opportunity for resort-scale expansion and a cohesive waterfront master plan in the heart of Pender Harbour.



5079 Johnstone Rd (0.765 ha / 1.89 ac) is zoned R-3A and outside a Development Permit Area, offering flexibility. The treed upland site sits directly behind the hotel, pub, and marina—ideal for resort villas or staff housing.

5087 Johnstone Rd (0.57 ha / 1.41 ac), also zoned R-3A, lies within typical coastal flood and slope DPAs and features a gently sloped waterfront with panoramic harbour views—well-suited for cabins, suites, or resort amenities.