

FOR SALE: INDUSTRIAL LOTS FROM 2.47 - 12.4 ACRES

MALAHAT, BRITISH COLUMBIA

HIGHLIGHTS

- ✓ Flexible zoning allows for a wide variety of uses
- ✓ Ideal for owner-user or developer
- ✓ Level access, easy build, gravel base
- ✓ Located 1 km from the Trans-Canada Highway
- ✓ Trans-Canada Highway recently improved
- ✓ Proximity to Langford (14 min), Victoria, Duncan and Nanaimo



FOR INFORMATION CONTACT

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THE OFFERING

CBRE Victoria is pleased to present the rare opportunity to acquire industrial lots with flexible zoning and excellent access to both Victoria and up island via the Trans-Canada Highway. The site is a preliminary lot approved industrial subdivision in the Malahat Industrial area. This is an ideal opportunity for an owner-user and/or developer. The proposed individual lots range from approximately 2.47 to 12.4 acres and are zoned I-5 Eco-Industrial.

EXECUTIVE SUMMARY

Legal Description: Subdivided Lot 2 Plan VIP75146
District Lot 132 Land District 29

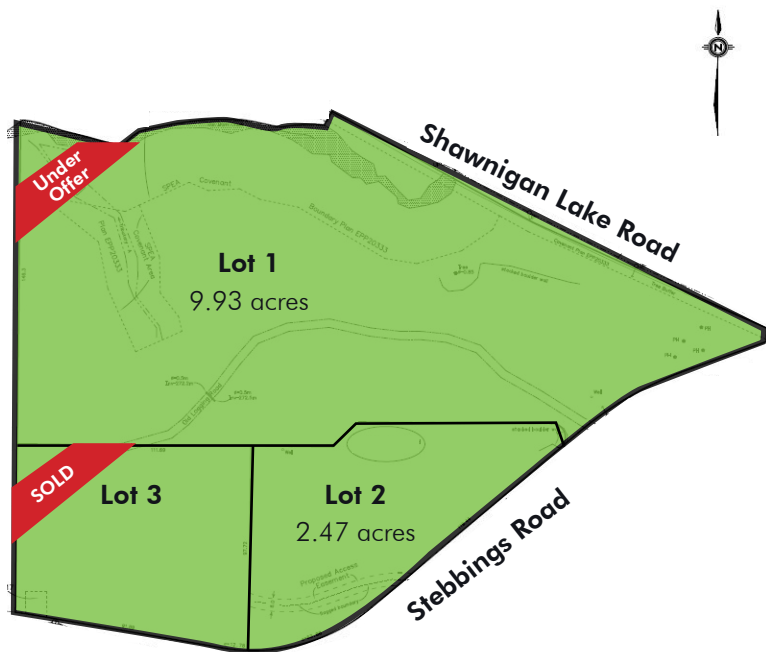
Site Size: 2.47/9.93 Acres

Taxes (2019): \$24,269 (Entire Property)

Water: Approved Drilled Wells

Waste: Approved for Septic

Hydro: 3 Phase Power Available



ZONING

I-5 Zone - Eco-Industrial Zone

Permitted uses include but are not limited:

- Manufacturing, wood products, pre-fab homes
- Industrial processing, manufacturing
- Boat building, repair & storage;
- Building supplies, sale & storage;
- Cannabis-related business, production and storefront retailing;
- Equipment repair, sales, storage & rental;
- Food processing;
- Industrial processing;
- Recycling facility for bottles, wood, metal and or paper
- Warehousing, mini-warehousing freight handling and storage;
- Micro brewing outlet;
- Restaurant;
- Office, retail sales, accessory to a principal use;
- One single-family dwelling per lot

LOT PRICES

Lot 1 Under Offer

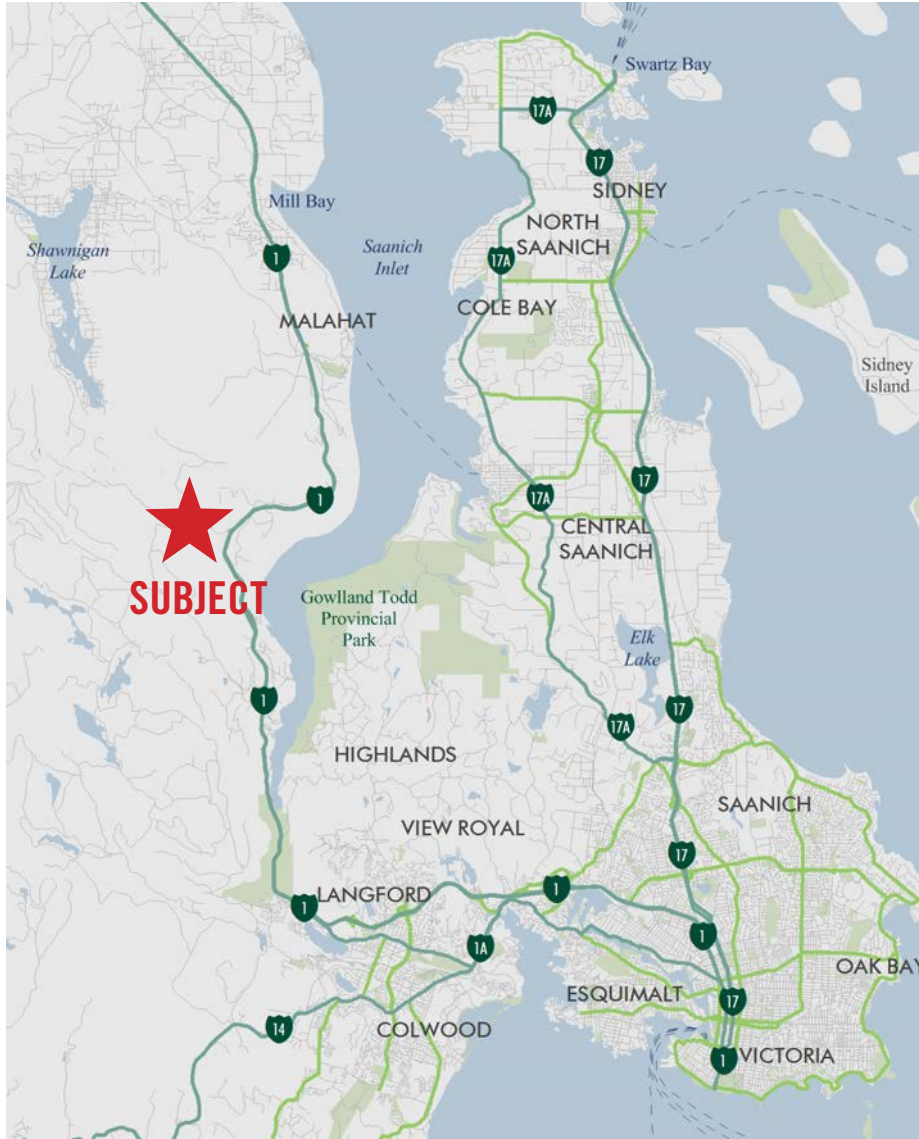
Lot 2 \$875,000

Lot 3 SOLD

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LOCATION



DRIVE TIMES

To Downtown Victoria	30km	25 Minutes
To Langford	15 km	14 Minutes
To Duncan	34 km	28 Minutes
To Nanaimo	84 km	70 Minutes



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