

FOR SALE: INDUSTRIAL LOT 9.93 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



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INDUSTRIAL LOT 9.93 ACRES

MALAHAT, BRITISH COLUMBIA

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.

EXECUTIVESUMMARY

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

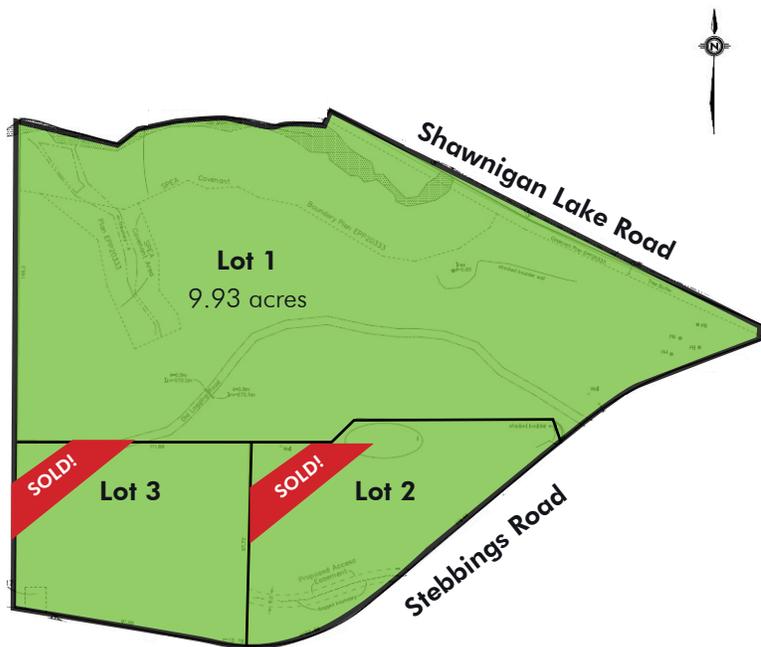
Hydro: 3 Phase Power Available

ZONING

I-5 Zone - Eco-Industrial Zone

Permitted uses include but are not limited:

- I. Manufacturing, wood products, pre-fab homes
- II. Industrial processing, manufacturing
- III. Boat building, repair & storage;
- IV. Building supplies, sale & storage;
- V. Equipment repair, sales, storage & rental;
- VI. Food processing;
- VII. Recycling facility for bottles, wood, metal and or paper
- VIII. Warehousing, mini-warehousing freight handling and storage;
- IX. Micro brewing outlet;
- X. One single-family dwelling per lot



LOT PRICES

Lot 1 **\$2,200,000**

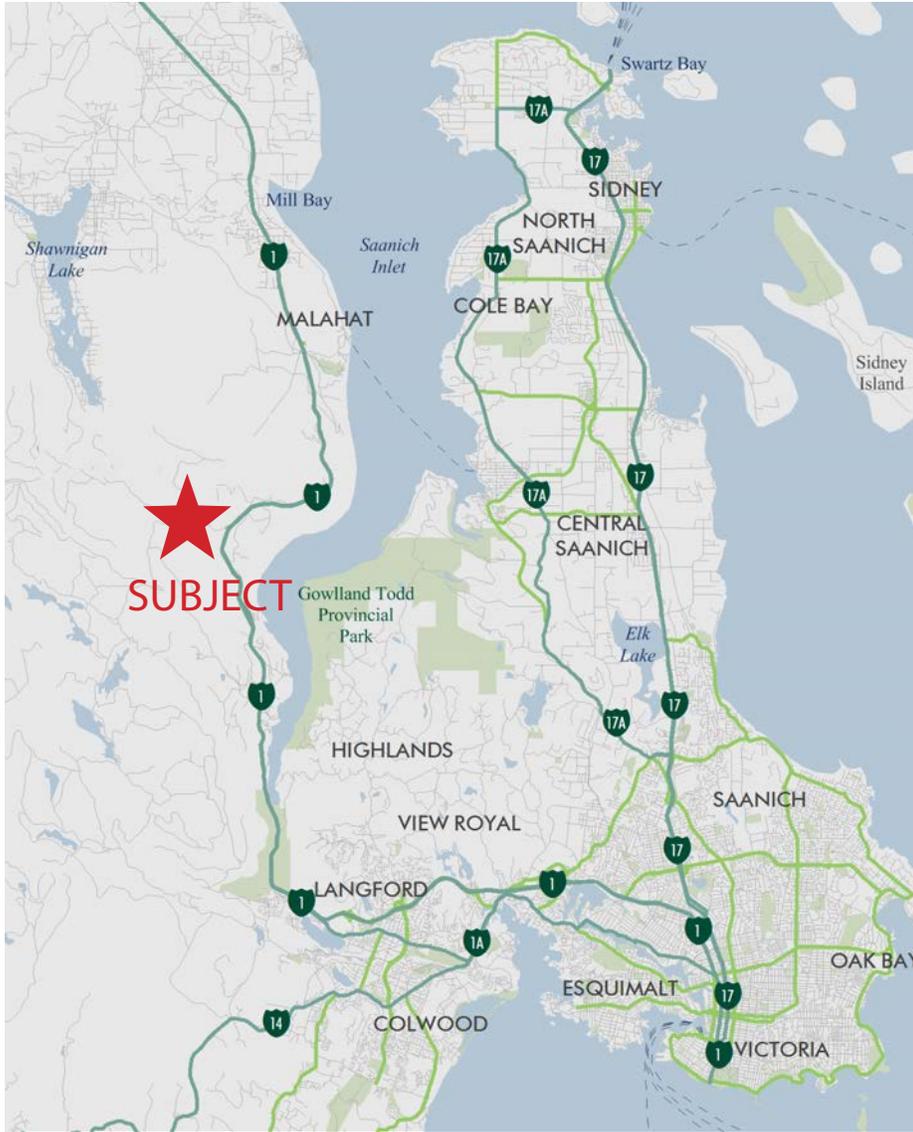
Lot 2 **SOLD**

Lot 3 **SOLD**

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MALAHAT, BRITISH COLUMBIA

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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