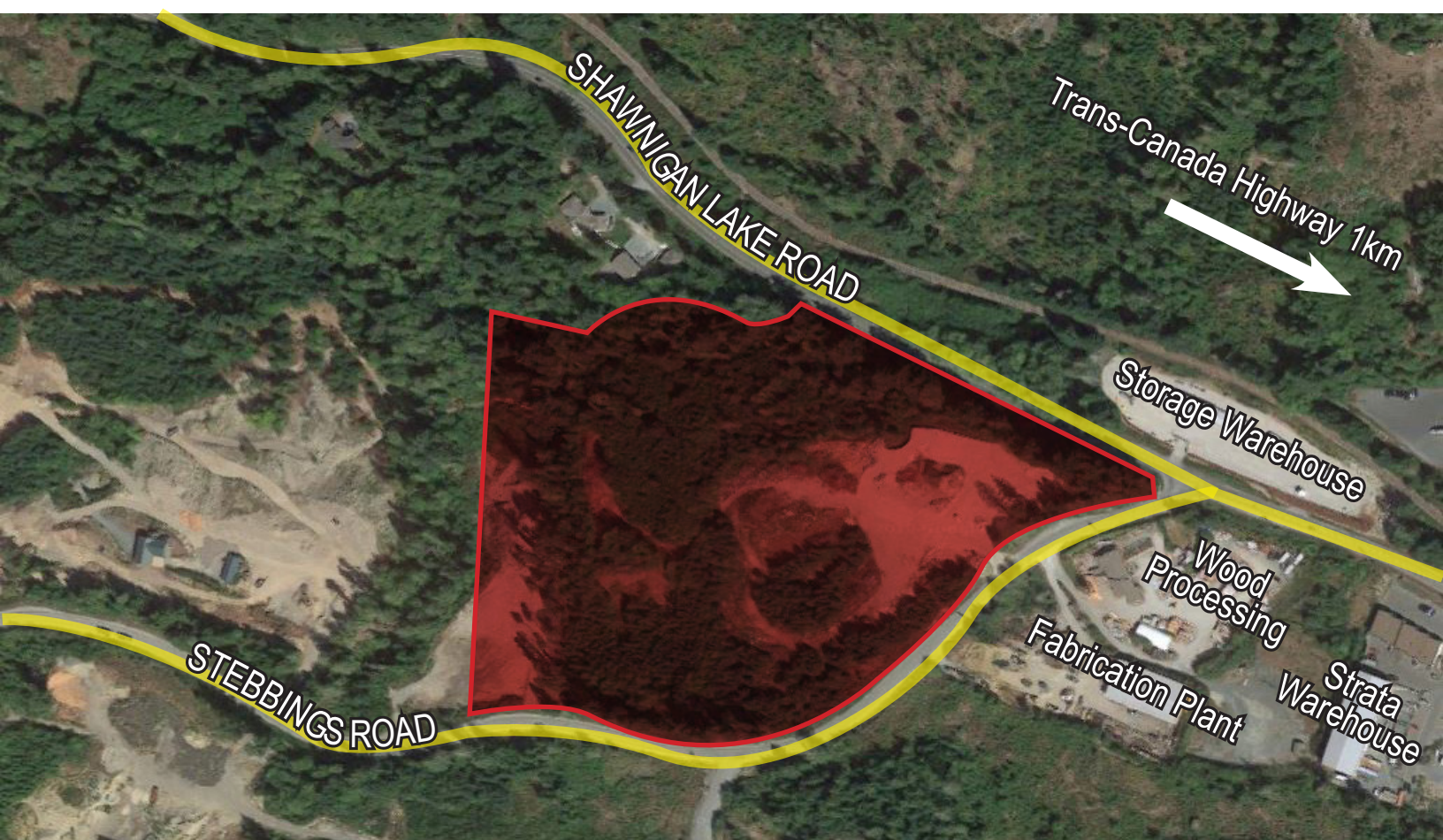


# FOR SALE: LARGE INDUSTRIAL PROPERTY OR INDIVIDUAL LOTS

MALAHAT, BRITISH COLUMBIA

## HIGHLIGHTS

- ✓ Large industrial property (15 acres)
- ✓ Preliminary approval for 5 lot subdivision
- ✓ Purchase entire property or one or more lots
- ✓ Flexible zoning allows for a wide variety of uses
- ✓ Priced from \$650,000
- ✓ Ideal for owner-user or developer
- ✓ 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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# LARGE INDUSTRIAL PROPERTY OR INDIVIDUAL LOTS

MALAHAT, BRITISH COLUMBIA

## THE OFFERING

CBRE Victoria is pleased to present the rare opportunity to acquire a large industrial property or individual 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 2.22 to 15 acres and are zoned I-5 Eco-Industrial.

## EXECUTIVE SUMMARY

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

PID: 025-642-324

Site Size: 15 acres

Taxes (2018): \$22,747

Water: Well

Waste: Septic

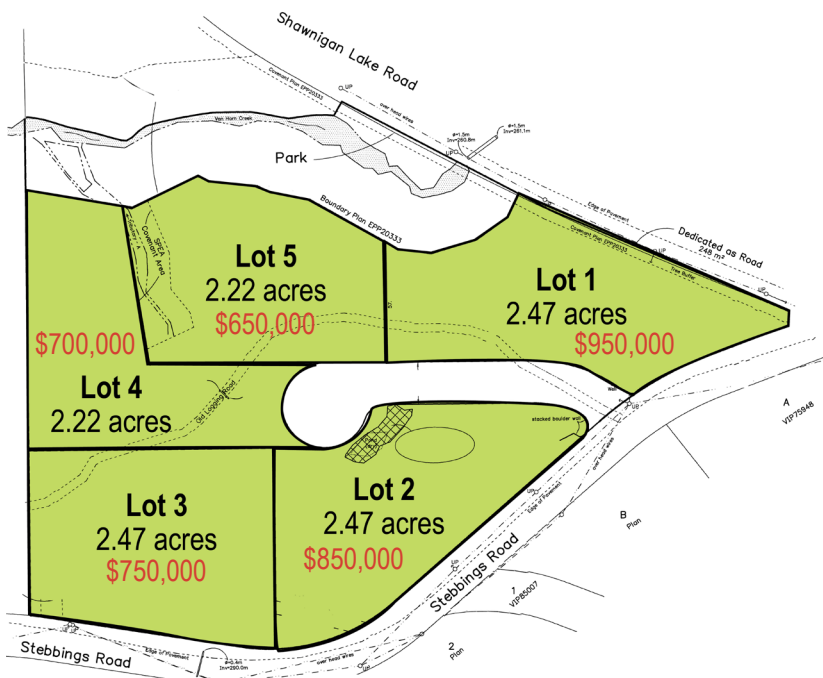
**PRICE: \$3,000,000**

## 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 unit



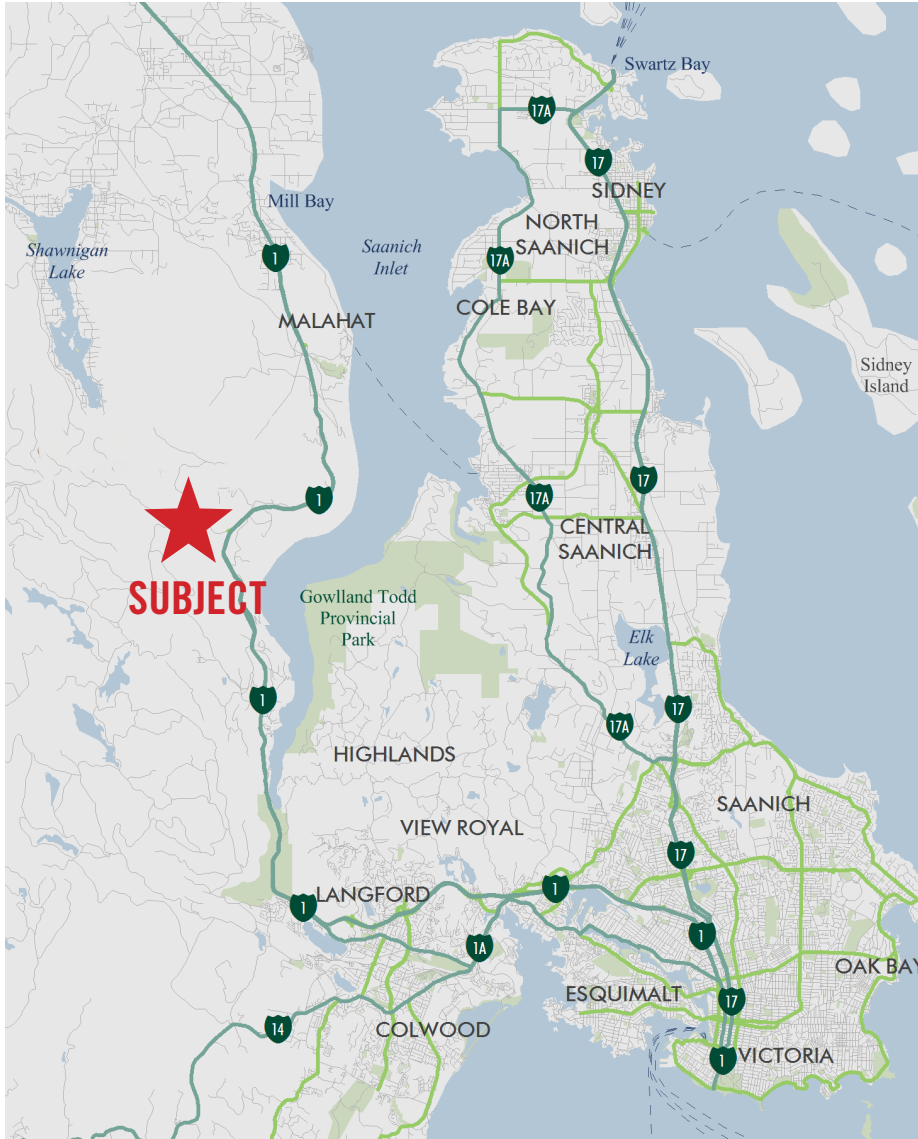
## LOT PRICES

Lot 1	\$950,000
Lot 2	\$850,000
Lot 3	\$750,000
Lot 4	\$700,000
Lot 5	\$650,000
Total	\$3,900,000

# LARGE INDUSTRIAL PROPERTY OR INDIVIDUAL LOTS

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

## AVAILABLE DOCUMENTS

- ✓ Preliminary Subdivision Approval
- ✓ Environmental Report
- ✓ Geotechnical Information
- ✓ Survey
- ✓ Topographic Survey

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