

FOR SALE

55 LOT DEVELOPMENT SITE

THE OPPORTUNITY:

CBRE is pleased to present the opportunity to acquire an approximate 17.9 acre development site with a preliminary layout approval for 55 residential lots, 10 of which are zoned as duplex lots. The property is located in an exclusive neighbourhood in Lake Cowichan, a popular outdoor recreation destination on Vancouver Island. Situated at the end of Point Ideal Drive, the site benefits from being next to a growing single-family neighbourhood and is in close proximity to the Cowichan Lake Marina, Lakeview Park and the centre of Lake Cowichan.

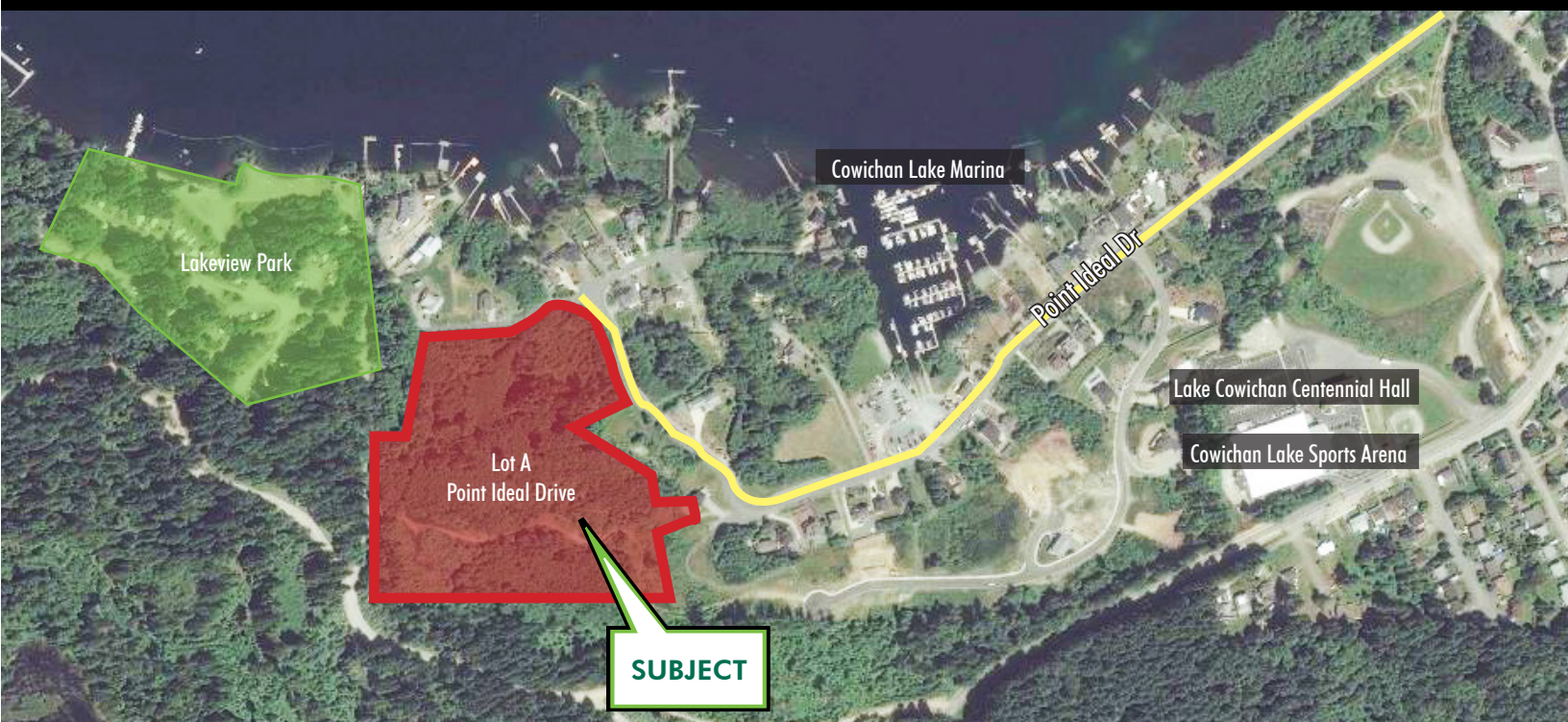
INVESTMENT HIGHLIGHTS:

- ✓ 45 single family and 10 duplex lots
- ✓ Preliminary layout approved
- ✓ 17.9 acre property
- ✓ Civil plans in progress
- ✓ Municipal water and sewer connections
- ✓ Surveys available
- ✓ Lot sizes (3,767 to 7,998 sq. ft.)
- ✓ Water views



LOT A POINT IDEAL DRIVE

LAKE COWICHAN, BRITISH COLUMBIA



CBRE

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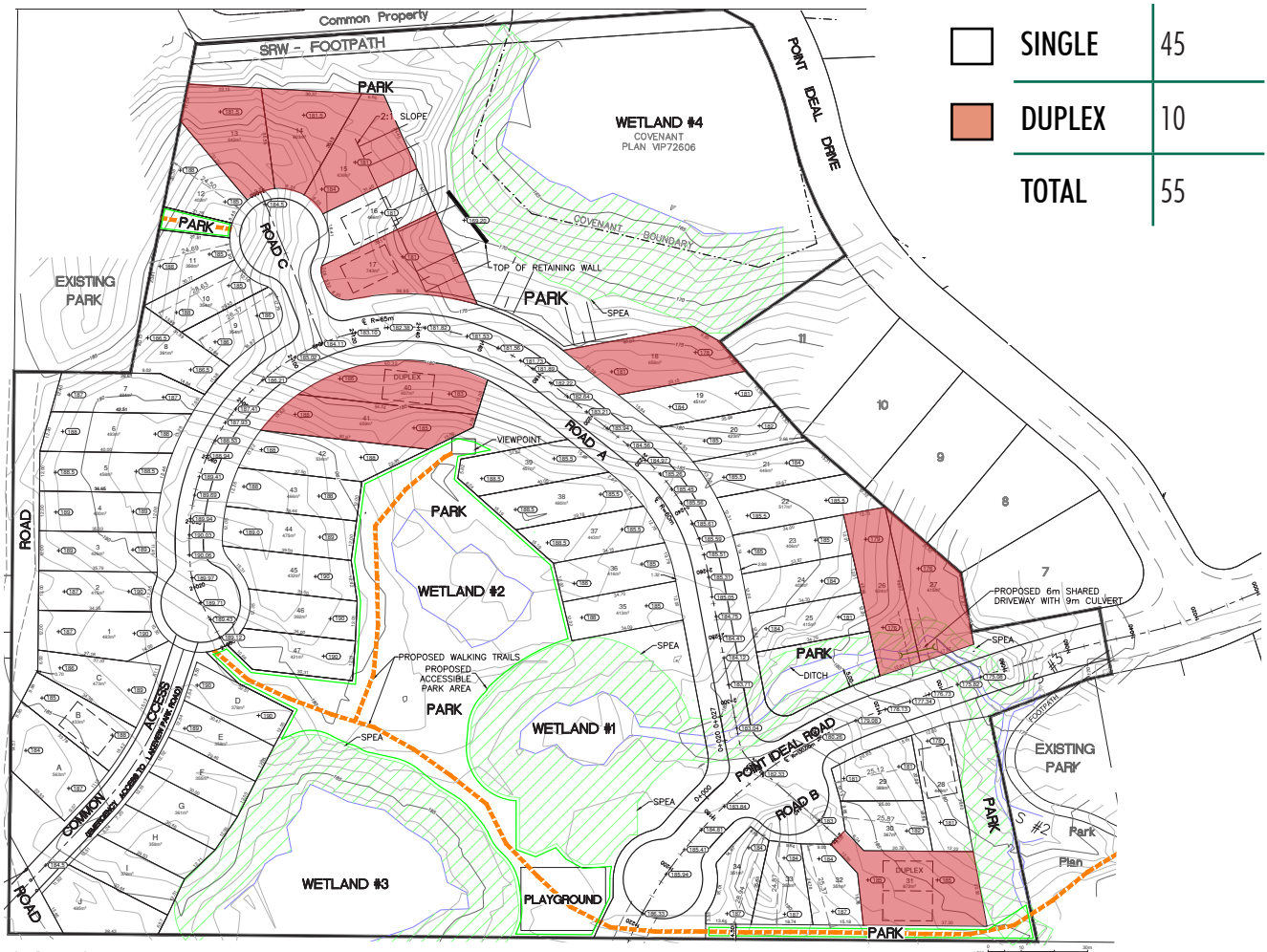
LAKE COWICHAN | BRITISH COLUMBIA

PROPERTY PROFILE

LEGAL DESCRIPTION:	Lot A District Lot 13 Cowichan Lake District Plan VIP64669 Except Part in Plans VIP66922, VIP68015, VIP72607, VIP78144, VIP88404 and VIP88405
PROPERTY ID	023-666-056
SITE SIZE:	17.9 acres
ZONING:	R-1-A Single Family Residential Zone
PROPERTY TAXES:	\$5,802.17 (2018)
PRICE:	\$1,590,000



SITE PLAN:



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THE LOCATION:

The development site is located in Lake Cowichan, a major recreational hub centrally located on Vancouver Island. The town is 30 minutes west of the City of Duncan and a 90 minute drive from Victoria. Locals and visitors benefit from the area's natural beauty with endless amount outdoor activity including hiking, camping, fishing and kayaking. Point Ideal Road is located just west of the centre of Lake Cowichan with easy access to the Cowichan Valley Highway (#18) and the Trans Canada Highway (#1).



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