

**FULLY SERVICED
PAVED CUL-DE-SAC**

FOR SALE ROYAL BAY 10 LOT SUBDIVISION

**Downtown
Victoria**

**Royal Beach
(Residential/ Commercial)**

 **SUBJECT PROPERTY**

**Royal Bay
Secondary**

**The Commons
(Retail/ Commercial)**

**Future Phase
(Residential)**



CBRE

**INVESTMENT PROPERTIES GROUP
V I C T O R I A**

The Opportunity

The Victoria Investment Properties Group is pleased to present the opportunity to purchase a 10 lot individually serviced subdivision located in the growing community of Royal Bay. The site is 1.5 acres with lots ranging from 4,306 Sq. Ft. to 6,684 Sq. Ft.

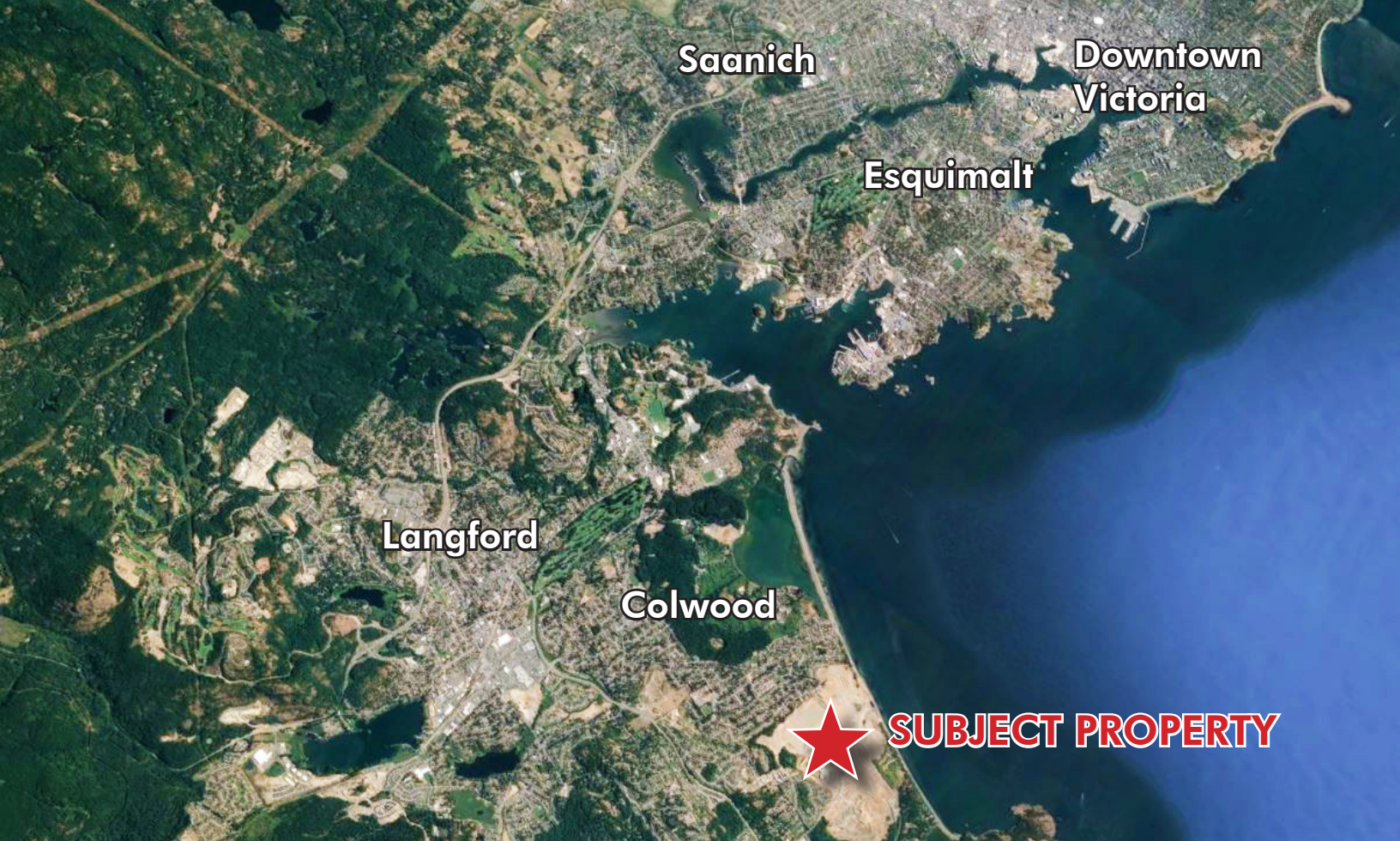
PRICE: Contact Listing Agent

The Community

Royal Bay is a master planned community located in close proximity to amenities including the adjacent Royal Beach and its public beach access, parks, schools, recreational facilities and post-secondary institutions. The community is growing rapidly, with a major expansion to the Royal Bay Secondary School underway and a significant retail/commercial centre planned for the Commons neighbourhood of Royal Bay, this walkable village centre will be a place for residents to work, shop and gather with friends and neighbours, and will be home to a full size grocery store and a high street retail shopping experience.

- ▶ 1.5 acre development opportunity
- ▶ Approved 10 lot cul-de-sac subdivision plan
- ▶ Lots allow for 1,450 to 5,000 Sq. Ft. homes plus basements and double car garages
- ▶ Each lot fully serviced (portable water, septic/ sewer services, driveway access, hydro connected to power, natural gas)
- ▶ Adjacent to Meadow Park, open play spaces, and a series of terraced raingardens





The Details

PRICE: Contact Listing Agent

Civic Address

9999 Caspian Drive, Colwood, BC

PID

018-998-771

Legal Address

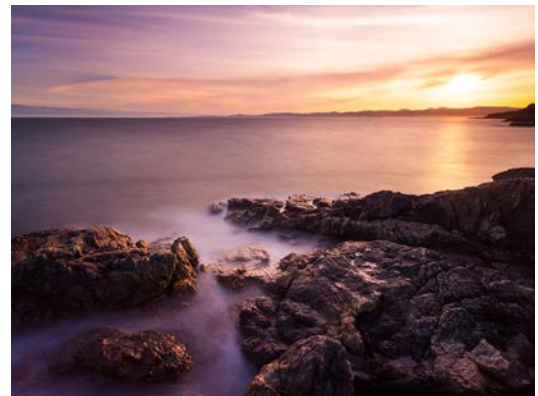
Lot F Sections 16 38 and 55 Esquimalt District Plan VIP58414 Except plan EPP60969 and EPP75606 and; Lot E Sections 16 39 and 54 Esquimalt District Plan VIP58414 Except in Part in Plans VIP75020, VIP82319, EPP53441, EPP46013, EPP47348, EPP60969, EPP64728 and EPP75606

Land Size

1.5 Acres

10 Lot Subdivision

Lot Sizes 4,306 - 6,684 Sq. Ft.



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