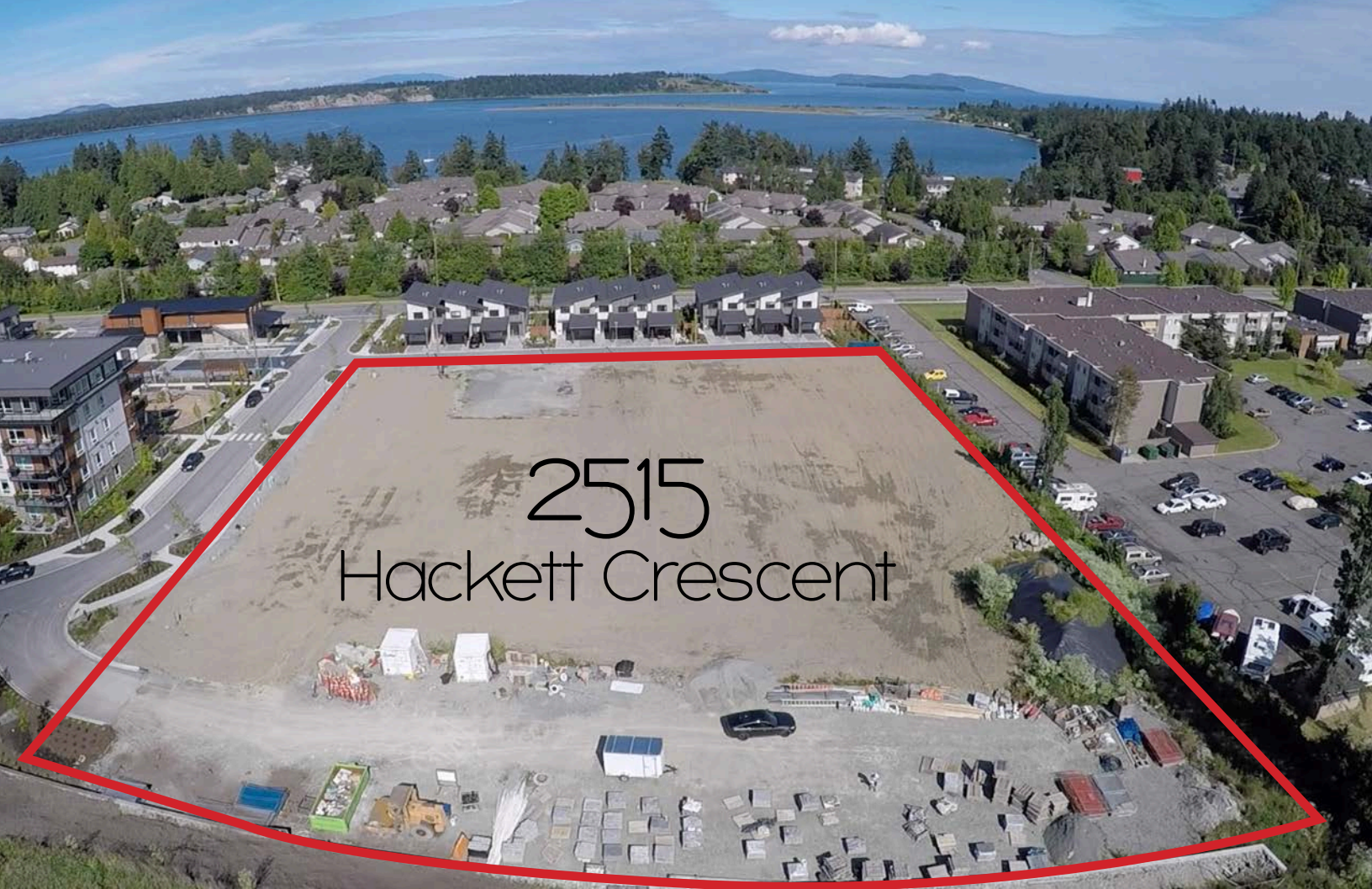


# FOR SALE

## Exceptional Multifamily Development Site



### Development Opportunity in Central Saanich

- ▶ 2.34 Acres (101,930 Sq. Ft.) of fully serviced land
- ▶ Plans for two multifamily buildings totaling 149 units with ocean views
- ▶ Plans include surface and under building parking (no underground parking)
- ▶ Apartment rental market 0.6% vacancy in Central Saanich
- ▶ Unique opportunity in an under serviced rental market
- ▶ Located within the Marigold Lands, a new community steps to the waterfront
- ▶ Scenic, rural neighbourhood in close proximity to an abundance of amenities





# The Opportunity

The CBRE Investment Properties Group is pleased to present the opportunity to purchase 2.34 acres of development land in Central Saanich. The property is located in the Marigold Lands, a new community surrounded by numerous amenities. Recently completed phases on the Marigold Lands include a 38 unit condominium building, 8 duplex-style townhouses, 9 townhouses and a commercial building with office and retail space.

## The Details

<b>Civic Address</b>	2515 Hackett Crescent Saanichton, BC
<b>PID</b>	030-364-183
<b>Legal Address</b>	Lot 5 Plan EPP69599 Section 5 Range 4E Land District 65
<b>Land Size</b>	2.34 Acres/101,930 Sq. Ft.
<b>PRICE</b>	<b>Contact Listing Agents</b>



## Zoning & Development Lands

### Zoning

Uses permitted but not limited to:

CD-9 (Marigold Lands) - Comprehensive Development Zone

- Residential Apartment
- Residential Attached 2
- Community Care Facility
- Daycare, only as Commercial and Residential Use
- Home Occupation is a Permitted Accessory to any Residential Use

### Floor Area Ratio

Residential Apartment

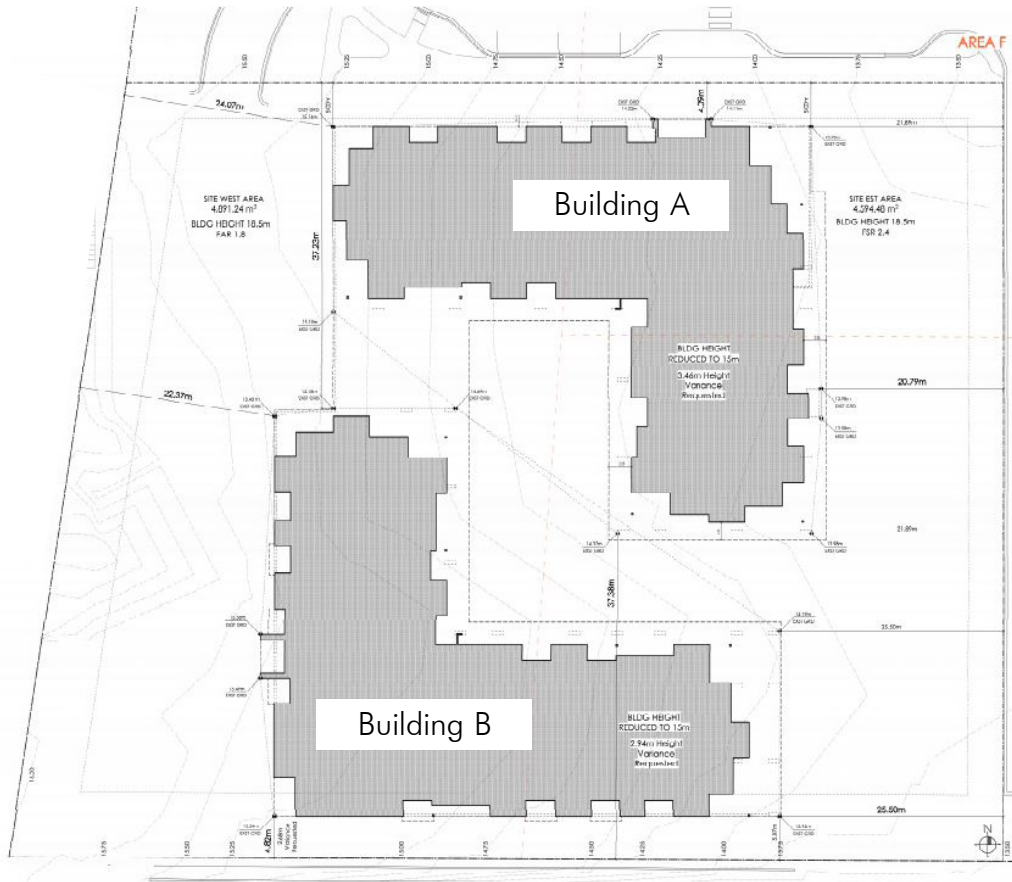
- Western 1/2 of Development Area F Maximum 1.8
- Eastern 1/2 of Development Area F Maximum 2.4



## Marigold Lands



# Concept Plans



2515  
Hackett Crescent



## Suite Mix

Type	# of Units	Average Sq. Ft. *Approximate
Studio	10	450
1 Bedroom	78	663
2 Bedroom	56	1,004
3 Bedroom	5	1,144
<b>Total</b>	<b>149</b>	

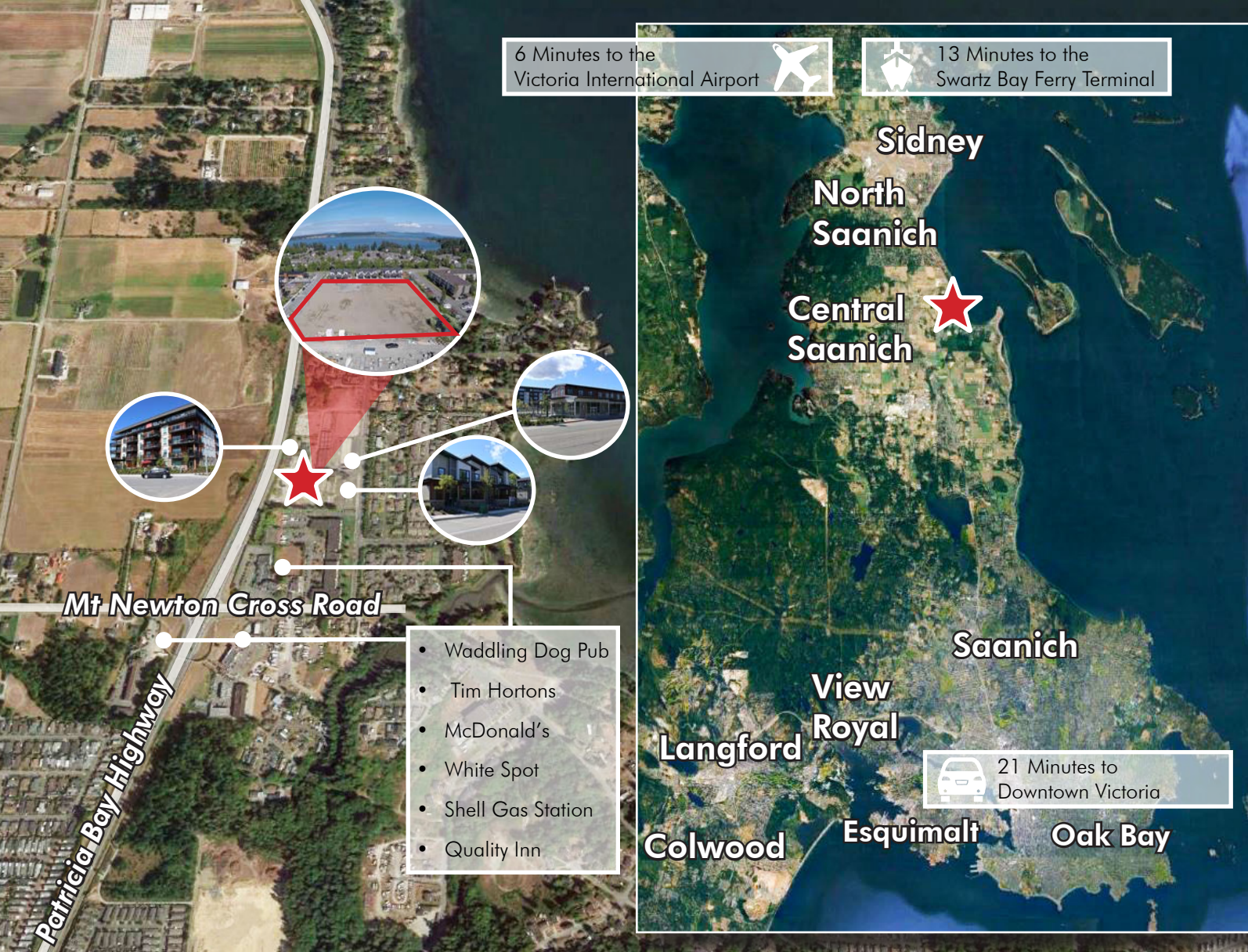
**Gross Floor Area**  
**Number of Units**  
**Number of Storeys**  
**Parking at Grade**

146,217 Sq. Ft.  
149  
5  
187 Stalls

\* Access to online data room upon signing a confidentiality agreement

**CBRE**





## About the Neighbourhood

The property is located in the city of Central Saanich with an abundance of amenities at its doorstep. The development land is steps away from The Waddling Dog Bar and Grill, Tim Hortons, McDonald's, White Spot, Shell Gas Station and the Quality Inn. The property is approximately 6 minutes to the Victoria International Airport, 13 minutes to the Swartz Bay Ferry Terminal, and 21 minutes to Downtown Victoria. This friendly seaside community embraces west coast living with numerous hiking and biking trails, boutique cafes, local restaurants, exquisite gardens and green space, and the opportunity to explore the Salish Sea.

## Contact listing agents for price guidance and offering instructions

### Chris Rust

Personal Real Estate Corporation  
Senior Vice President  
Brokerage Services  
250 386 0005  
chris.rust@cbre.com

### Ross Marshall

Personal Real Estate Corporation  
Senior Vice President  
Brokerage Services  
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INVESTMENT PROPERTIES GROUP  
V I C T O R I A

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