

**For Sale**  
Exclusive Listing

# 5.9 Acre Owner-Occupier / Investor Opportunity



4370 Interurban Road | Saanich, BC

- ✓ 5.9 Acres of Landscape Contractor Land
- ✓ Zoning Allows for Agriculture & Industrial Landscaping Usage
- ✓ Approx. 1.5 Acres Available for an Owner/Occupier or Additional Revenue
- ✓ Convenient Vehicular Access to Hwy 1 (Westshore/North Island) & Hwy 17 (BC Ferries/North Saanich)
- ✓ 15 min drive to Downtown Victoria  
10 min drive to Langford/Westshore
- ✓ Long Term Leases in Place Offering Revenue Stability



# The Opportunity

CBRE Victoria’s Investment Properties Group is pleased to present the opportunity to purchase 5.9 Acres of Landscape Contractor land in Saanich, approximately 1km West of Royal Oak. The Property includes a 3 storey 2,880 SF building and an approximately 2,900 SF Quonset Hut, as well as other various industrial improvements. 3.9 Acres is leased, and a remaining 1.5 Acres is available for an owner/occupier or for additional revenue. Situated between Hwy 17 and Hwy 1, the location provides convenient vehicular access to all areas of Vancouver Island.

## Property Details

Civic Address	4370 Interurban Road, Saanich V9E 2C4
Legal Address	Block 9 Plan VIP1742 Section 20 Land District 62 Except Plan VIP25354
PID	000-962-597
Lot Size	5.9 Acres 257,004 SF
Gross Building Area	2,880 SF Building + 2,900 SF Quonset Hut + Various Accessory Buildings
Water	Municipal
Sewer	Septic
Property Taxes	\$32,107

**PRICE** **\$8,995,000**

## Zoning + OCP

Z O N I N G	<b>Zoning:</b> A-5 Rural
	<b>Current FSR:</b> 0.45:1
	<b>Uses Permitted, But Not Limited To:</b>
	✓ Agriculture
	✓ Single Family Dwelling
	✓ Boarding
	✓ Home Occupation
	✓ Landscape Contractor Business
	✓ Accessory Unenclosed Storage
	✓ Accessory Buildings and Structures
O C P	<b>Uses Prohibited:</b> Retail Sales of Products To Customers on the Lot
	<b>OCP:</b> Rural
	<b>Land Use/Zoning:</b> Industrial
	<b>Urban Containment Boundary:</b> Subject Property is Outside the UCB
	<b>Land Use/Zoning:</b> Rural Saanich
	<b>DP Area:</b> Saanich General





# Tenants

Tenant	Bartlett Tree Experts	Garden City Tree & Landscape
Address	Area 1 <span>1</span>	Area 2 <span>2</span>
Lease Area	1.5 Acres	2.4 Acres
Term	March 1, 2016 - February 28, 2031	May 1, 2021 - April 31, 2031

\* Financial details are available in our secure data room



- 1 LEASED - Bartlett Tree Experts - 1.5 Acres
  - 2 LEASED - Garden City Tree & Landscape - 2.4 Acres
  - 3 AVAILABLE - 1.5 Acres
  - 4 PUMP STATION - 0.2 Acres
  - Water Flow Easement - 0.3 Acres
- (Land Sizes are Approximate)







Price: \$8,995,000

## Contact

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