



## APPROVED MIXED-USE DEVELOPMENT SITE WITH AN OPERATING MARINA





# THE OPPORTUNITY

CBRE Victoria's Investment Properties Group is pleased to present the opportunity to purchase an approved mixed use development site with an operating 25 slip marina in Sidney, BC. Formerly home to the Blue Peter Pub and located in Tsehum Harbour next to Van Isle Marina, the property offers rare proximity to a number of BC's finest yachting centres. The development area of the property is approved for 4 freestanding mixed-use buildings totalling 19,357 SF of buildable area. The operational marina, parking lot and warehouse provide holding income until the property is repositioned.

## PROPERTY DETAILS

### 1 Upland Lot (Development Area)

Civic Address	2270 Harbour Rd, Sidney V8L2P6
PID	031-321-739
Legal Address	Lot 1 Plan EPP86949 District Lot 2104 Land District 16 & SEC 15 RGE 3 EAST NORTH SAANICH DISTRICT
Zoning	W-1 Marine Industrial W-2 Marina
Lot Size	26,910 SF
Building Size	3,782 SF - 2,142 SF Warehouse - 820 SF Office
Parking Lot	52 Stalls (South of Warehouse) 12 Stalls (North of Warehouse)

### 2 Water Lot (Marina Area)

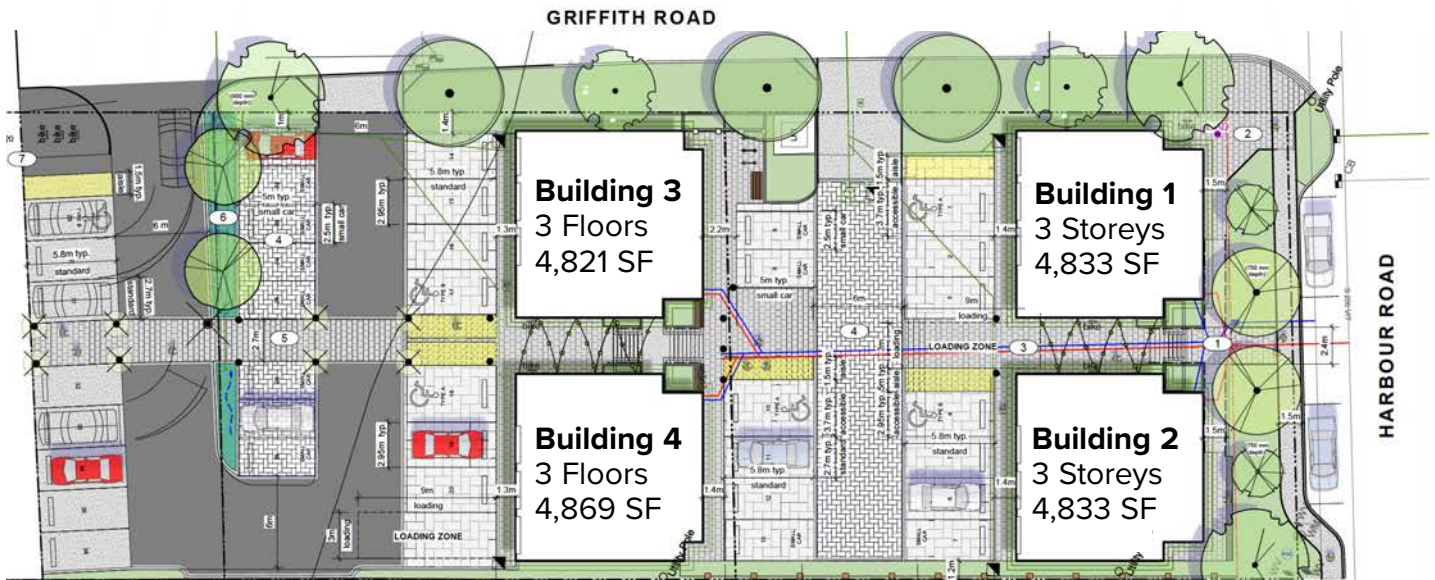
Civic Address	2270 Harbour Rd, Sidney V8L2P6
Lease License	106036
Legal Address	District Lot 2105 Land District 16 FOR COMMERCIAL PUB MARINA RESTAURANT & COMMERCIAL MARINA INCL SALE & DISTRIB OF MARINE PETROLEUM PRODUCTS
Zoning	W-2 Marina
Lease Term	30 Years Commencing May 8th, 1998
Lot Size	26,586 SF
Marina Details	25 Slips
Moorage	818 Lineal Feet

**PRICE: \$6,000,000**





# APPROVED DEVELOPMENT PLANS



## Buildings 1 & 2 Floor Area

Floor	Class	Size
1st	Retail/Warehouse/Garage	1,508 SF
2nd	Office or Residential	1,508 SF
3rd	Penthouse Residential	1,816 SF
<b>Total</b>		<b>4,833 SF</b>
+ Penthouse Rooftop Area		520 SF



## Building 3 Floor Area

Floor	Class	Size
1st	Warehouse/Garage	1,527 SF
2nd	Office or Residential	1,527 SF
3rd	Penthouse Residential	1,768 SF
<b>Total</b>		<b>4,822 SF</b>
+ Penthouse Res. Rooftop Area		362 SF



## Building 4 Floor Area

Floor	Class	Size
1st	Warehouse/Garage	1,527 SF
2nd	Office or Residential	1,527 SF
3rd	Penthouse Residential	1,816 SF
<b>Total</b>		<b>4,869 SF</b>
+ Penthouse Res. Rooftop Area		514 SF



**Total Buildable Area:** 19,357 SF





The picturesque town of **Sidney by the Sea** is situated on the southern tip of Vancouver Island. The community is located along the shores of the Salish Sea on the Saanich Peninsula, amidst the Gulf Islands with Mount Baker standing in the distance. The mainly flat, walkable community is 5.10 square kilometers and the moderate climate makes it a year-round tourist destination. Sidney's waterfront location allows for many other water-related activities such as boating, sailing, kayaking, diving and fishing.

## CONTACT

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# HARBOUR HAVEN

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