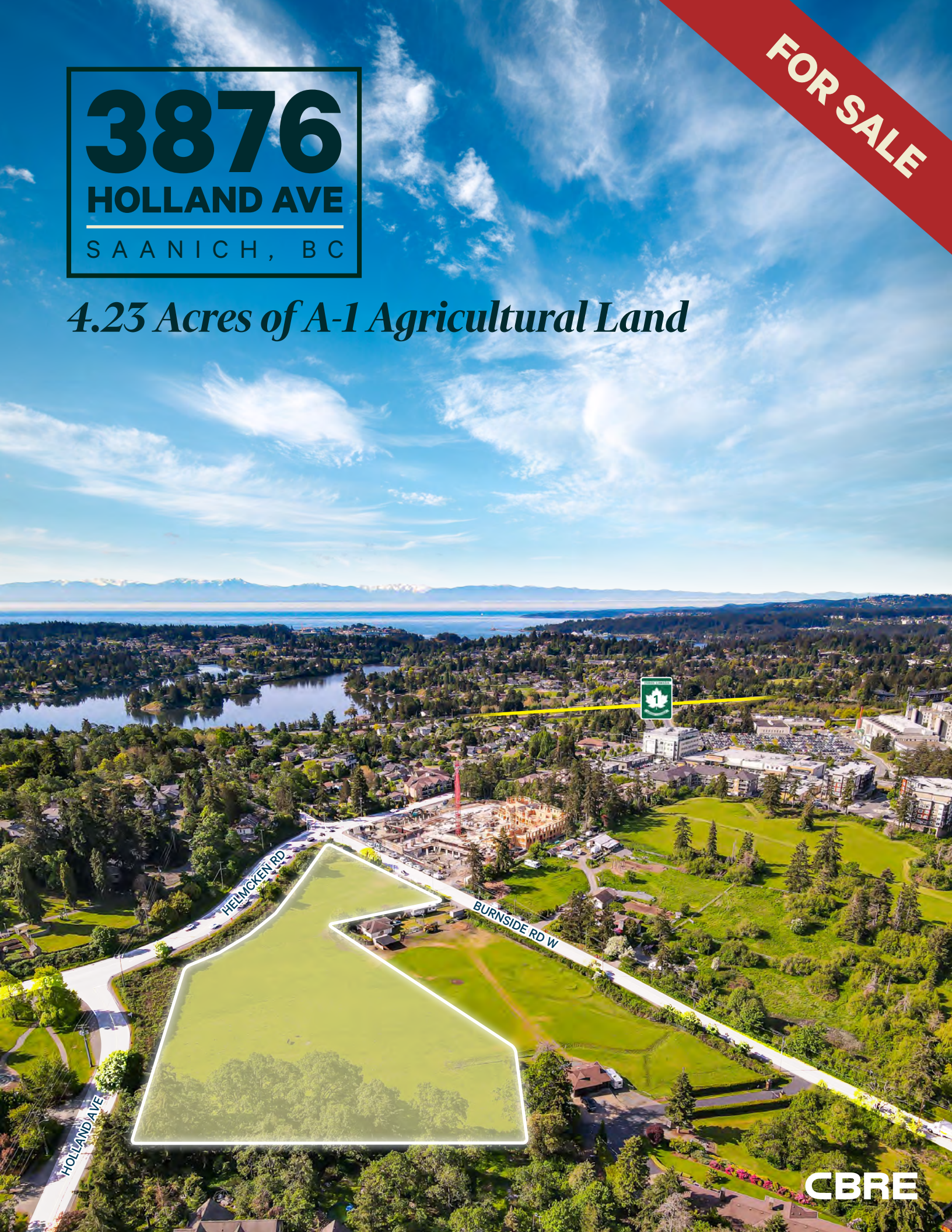


**FOR SALE**

**3876**  
**HOLLAND AVE**  
SAANICH, BC

*4.23 Acres of A-1 Agricultural Land*



**CBRE**

# The Opportunity

CBRE Victoria is pleased to present the opportunity to purchase 4.23 acres of A-1 Agriculturally Zoned land in Saanich, BC. The Property, located at 3876 Holland Avenue, is clear and gently sloped providing for an excellent agricultural opportunity and the potential to build a single family dwelling and buildings/structures for agricultural use. The property is located in close proximity to Highway 1 (blocks away), offering excellent vehicular accessibility southbound to the Victoria city core and northbound to the Westshore and North Island. Clear A-1 land with scale and connectivity represents a rare commodity that is not to be missed.

## PROPERTY DETAILS

<b>Municipal Address:</b>	3876 Holland Ave   Saanich, BC
<b>Legal Address:</b>	LOT 22, BLOCK F, PLAN VIP361, SECTION 9, ESQUIMALT LAND DISTRICT, EXCEPT PLAN 8461 18347 36062 & PT LYING SE OF 36062 SRW 000-213-675
<b>PID:</b>	000-213-675
<b>Lot Size:</b>	4,23 Acres (184,258 SF)
<b>Zoning:</b>	A-1 Rural Zone (2 Ha Lot)
<b>Assessment:</b>	\$5,964 (2024)
<b>Property Taxes:</b>	\$15.00 (2023)

**Price: \$2,095,000**

## Highlights

- 4.23 Acres of A-1 zoned land
- Clear & gently sloped land provides excellent agricultural potential
- Opportunity to build a single family home / agricultural buildings
- Assessment and taxes remain extremely low while in planning
- Excellent vehicular accessibility via Hwy 1 (blocks away)
- Steps from Eagle Creek / Victoria General Hospital
- Located in the geographical center of Greater Victoria providing accessibility to the entire population base

## Zoning

A-1 Rural Zone

### Permitted Uses:

- Agriculture
- Single Family Dwelling
- Boarding
- Home Occupation
- Accessory Sales
- Accessory Buildings & Structures



**SUBJECT PROPERTY**

**FOR SALE**



**DRIVE TIMES**

**DOWNTOWN VICTORIA**  
10 MINS

**DOWNTOWN LANGFORD**  
8 MINS

**HIGHWAY 1**  
1 MIN



**4.23 Acres of  
A-1 Agricultural Land**

**3876**  
**HOLLAND AVE**  
SAANICH, BC

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