

3876

HOLLAND AVE

SAANICH, BC

FOR SALE

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

Municipal Address:	3876 Holland Ave Saanich, BC
Legal Address:	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
PID:	
Lot Size:	4,23 Acres (184,258 SF)
Zoning:	A-1 Rural Zone (2 Ha Lot)
Assessment:	\$5,964 (2024)
Property Taxes:	\$15.00 (2023)

Price: \$1,850,000

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
- Steps from Eagle Creek / Victoria General Hospital
- Located in the geographical center of Greater Victoria providing accessibility to the entire population base
- Option to lease: contact listing agents

Zoning

A-1 Rural Zone

Permitted Uses:

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



SUBJECT PROPERTY



DRIVE TIMES

DOWNTOWN VICTORIA
10 MINS

DOWNTOWN LANGFORD
8 MINS

HIGHWAY 1
1 MIN

FOR SALE



4.23 Acres of A-1 Agricultural Land

EXCLUSIVE ADVISORS:

Chris Rust

Personal Real Estate Corporation
Senior Vice President
Investment Properties Group Victoria
250 386 0005
chris.rust@cbre.com

Ross Marshall

Personal Real Estate Corporation
Senior Vice President
Investment Properties Group Victoria
250 386 0004
ross.marshall@cbre.com

3876

HOLLAND AVE

SAANICH, BC

CBRE

www.cbre.ca
www.cbrevictoria.com

CBRE LIMITED 1026 FORT STREET | VICTORIA, BC V8V 3K4 | WWW.CBREVICTORIA.COM

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.