

**FOR SALE**

# RARE 1.1 ACRE DEVELOPMENT OPPORTUNITY STEPS FROM MILL BAY SHOPPING CENTRE

DELOUME ROAD | MILL BAY, BC



BRENTWOOD COLLEGE SCHOOL

MILL BAY SHOPPING CENTRE

TO NANAIMO



TO VICTORIA

MILL BAY FIRE HALL

DELOUME RD

LODGEPOLE RD

**CBRE**

# THE OPPORTUNITY

CBRE Victoria is pleased to present the opportunity to purchase 1.1 Acres of development land on Deloume Road, steps from the Mill Bay Shopping Centre. The 4-way controlled intersection at Deloume Rd and Highway 1 is a highly frequented area for Island commuters, boarding students at Brentwood College, and residents of the Shawnigan / Mill Bay area. To the East, Mill Bay Shopping Centre offers a full range of amenities, with gas and quick serve options to the West of Highway 1. The predominantly flat and cleared land offers dual access via Deloume and Lodgepole Road and is primed for development.

# PROPERTY DETAILS

**Address:**  
Deloume Rd | Mill Bay, BC (Not Numbered)

**PID:**  
003-107-507

**Legal Description:**  
LOT A, PLAN VIP23516, SECTION 2, RANGE 8, SHAWNIGAN LAND DISTRICT, EXCEPT PLAN 51063, & EXC PT IN PL VIP51891

**Land Size:**  
1.101 Acres | 47,960 SF

**Municipal Services:**  
All Services Available to the Lot

**Zoning:**  
R3 Village Residential

**Property Taxes:**  
\$1,774.12 (2024)

# DENSITY SCENARIOS

DENSITY	BUILDABLE SF	\$PBSF
1:1 FSR	47,960 SF	\$25
1.5:1 FSR	71,940 SF	\$17
2:1 FSR	95,920 SF	\$13



## HIGHLIGHTS

- + 1.1 Acres of mostly cleared and flat development land
- + Dual frontage on Deloume Road & Lodgepole Road
- + Municipal services available to the lot
- + Steps from Mill Bay Shopping Centre and wide range of amenities
- + Walking distance to Brentwood College School
- + North & Southbound access via controlled intersection at HWY 1 and Deloume Rd
- + Opportunity to provide housing in a rapidly developing area (Mill Bay / Shawnigan)

Price: \$1,200,000

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**Price: \$1,200,000**

## EXCLUSIVE ADVISORS:

### Ross Marshall

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

### Chris Rust

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

### Cooper Anderson

Sales Associate  
250 386 0276  
cooper.anderson@cbre.com

## CBRE

INVESTMENT PROPERTIES GROUP  
VICTORIA

## SPECIALIZING IN INVESTMENT & DEVELOPMENT PROPERTIES

CBRE LIMITED | 110-800 YATES STREET | VICTORIA, BC V8W 1L8

[www.cbre.ca](http://www.cbre.ca)  
[www.cbrevictoria.com](http://www.cbrevictoria.com)

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