FOR SALE

RARE 1.1 ACRE DEVELOPMENT OPPORTUNITY STEPS FROM MILL BAY SHOPPING CENTRE



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:

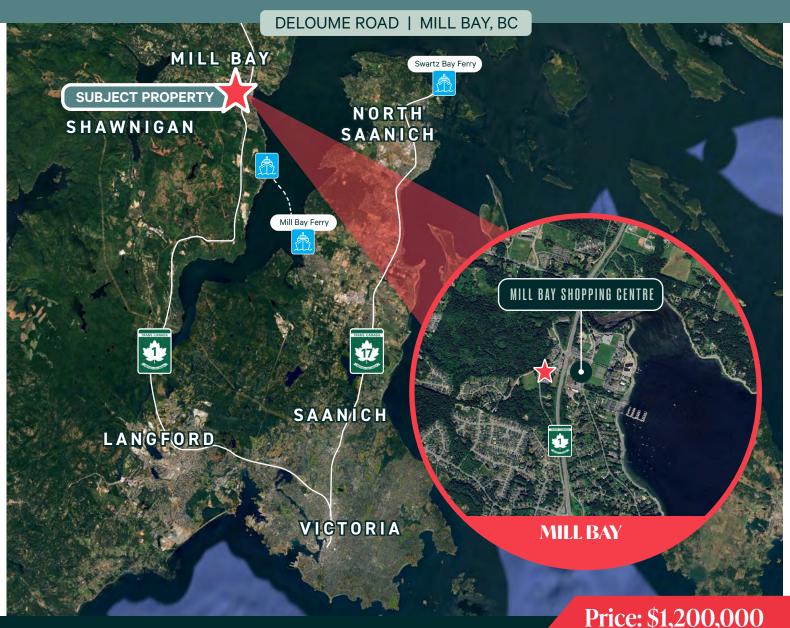
\$1,774.12 (2024)

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



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EXCLUSIVE ADVISORS:

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