

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



MILL BAY

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 & Mill Bay Ferry
- + 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

RARE 1.1 ACRE DEVELOPMENT OPPORTUNITY STEPS FROM MILL BAY SHOPPING CENTRE

DELOUME ROAD | MILL BAY, BC



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
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.