

FOR SALE

25-UNIT TOWNHOME DEVELOPMENT OPPORTUNITY ON 1+ ACRE

IN ONE OF VICTORIA'S FASTEST GROWING COMMUNITIES

890 COLES ST | ESQUIMALT, BC



CBRE

THE OPPORTUNITY

CBRE Victoria is pleased to present the opportunity to purchase 890 Coles Street in Esquimalt, BC. This 1.04 acre Property is located at the end of a quiet no-through road, steps from Gorge Vale Golf Club and Colville Park. While it is currently improved with a 3-bed single family home, there are conceptual plans in place for a residential community featuring 25 three-storey townhomes. This offering represents an exceptional opportunity to develop much-needed housing in a highly desirable and trendy residential neighbourhood.

PROPERTY DETAILS

- Address:**
890 Coles Street, Esquimalt BC
- Neighbourhood:**
North Esquimalt
- PID:**
004-621-221
- Legal Description:**
LOT 5, PLAN VIP13675, SECTION 2, ESQUIMALT LAND DISTRICT, EXCEPT PLAN 16876, 24057, 27171
- Land Size:**
1.04 Acres | 44,650 SF
- Current Improvements:**
 - 3-Bed Single Family Home
- Zoning:**
RS-5 Single Family Large Lot Residential
- OCP:**
Low Density Residential
- Property Taxes:**
\$12,225 (2025)

Price: \$3,950,000



HIGHLIGHTS

- + 1.04 acres of land, prime for residential development
- + Conceptual plans for 25 three-storey townhomes
- + Located at the end of a quiet cul-de-sac
- + Backs on to park land, ensuring a quiet community set amongst nature
- + Potential for dual access via Coles Street and Glengarry Place
- + Opportunity to develop townhomes in an area with low supply and high residential demand
- + Township of Esquimalt has expressed preliminary support for townhome development on the site
- + Significant workplace population in direct proximity (Federal Navy, shipyards)
- + Blocks from grocery, amenities and transit on Admirals Road



DEVELOPMENT PLANS

 **890 Coles Street**
Conceptual - 25 Townhomes

Units:	25 x 3-Storey Townhomes
Average Unit Size:	1,572 SF
GFA:	39,292 SF
Proposed Density:	0.88x FSR

Preliminary conversations with the Township of Esquimalt indicate their willingness to rezone the Property to a zone that allows for townhome development. The conceptual plans reflect that discussion, but have not been submitted for review.



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EXCLUSIVE ADVISORS:

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CBRE

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