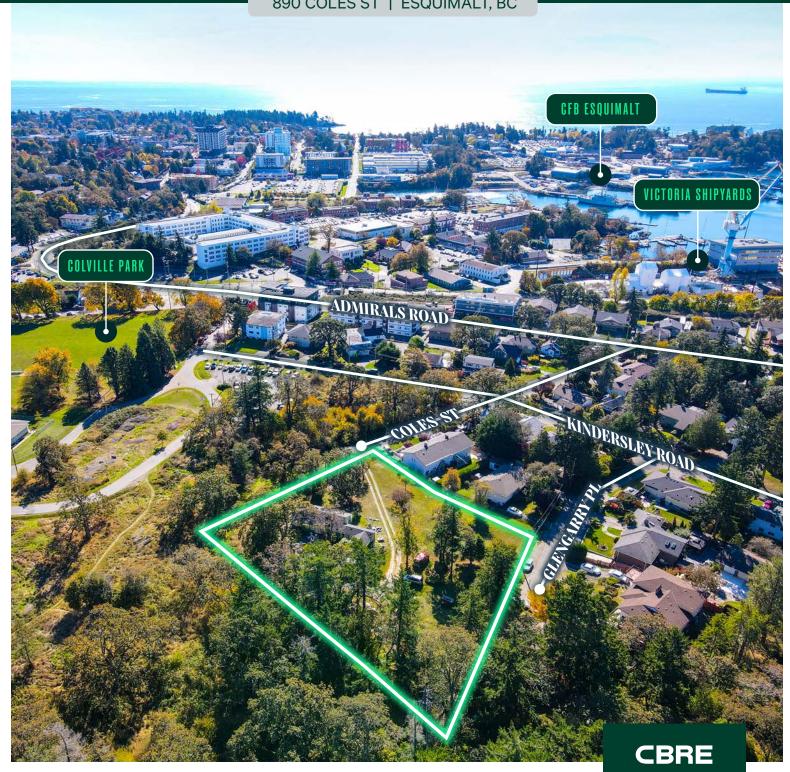


25-UNITTOWNHOME DEVELOPMENT OPPORTUNITY ON 1+ ACRE

IN ONE OF VICTORIA'S FASTEST GROWING COMMUNITIES

890 COLES ST | ESQUIMALT, BC



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

NCEPTUAL SITE PLAN SUBJECT PROPERTY

DEVELOPMENT PLANS



890 Coles Street

Conceptual - 25 Townhomes

Units:
Average Unit Size:

25 x 3-Storey Townhomes

GFA:

1,572 SF

0.7...

39,292 SF

Proposed Density: 0.

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.







FOR SALE

25-UNIT TOWNHOME DEVELOPMENT OPPORTUNITY ON 1+ ACRE

IN ONE OF VICTORIA'S FASTEST GROWING COMMUNITIES



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

CBRE

INVESTMENT PROPERTIES GROUP
V I C T O R I A

SPECIALIZING IN INVESTMENT & DEVELOPMENT PROPERTIES

www.cbre.ca www.cbrevictoria.com

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

Inis disclarimer shall apply to Liker. Limited, keal, estate trokerage, and to all order divisions of the Corporation to include all employees and independent contractors (*Usike*). In elinformation from third parties (the "Information, Experience") (SBE, and Experience and independent contractors (*Usike*). In elinformation from the parties (the "Information, Experience") (SBE, and Experience and Experience