

PRICE
REDUCED!

FOR SALE

REMARKABLE 1.6 ACRE RESIDENTIAL DEVELOPMENT OPPORTUNITY

STEPS FROM CADBORO BAY VILLAGE, BLOCKS FROM UVIC

2625 ARBUTUS RD | SAANICH, BC

CADBORO BAY

ROYAL VICTORIA YACHT CLUB

GYRO PARK

ARBUTUS RD

THE OPPORTUNITY

CBRE Victoria is pleased to present the opportunity to purchase 2625 Arbutus Road in Saanich, BC. This rare 1.6 acre property is located in the highly desirable Cadboro Bay / Arbutus neighbourhood, steps from Cadboro Bay Village and blocks from the University of Victoria. This offering represents an exceptional opportunity to develop housing in one of Greater Victoria's most affluent communities, where there is a very low supply of diverse housing options. Currently improved with a vacant 13,632 SF church facility and 53 paved parking stalls, there is significant potential for holding income while in planning. Conceptual development plans have been well received by the Municipality of Saanich.

PROPERTY DETAILS

- Address:
2625 Arbutus Road | Saanich, BC
- Neighbourhood:
Arbutus / Cadboro Bay
- PID:
004-775-066
- Legal Description:
LOT A, PLAN VIP12516, SECTION 44, VICTORIA LAND DISTRICT, (DD 353208-I)
- Land Size:
1.6 Acres | 69,260 SF
- Improvements:
 - 13,632 SF Church Facility w/ Gymnasium
 - 53 Paved On-Site Parking Stalls
- Zoning:
P-1 Assembly
- OCP:
Institutional Land
- Property Taxes:
\$58,292 (2025)



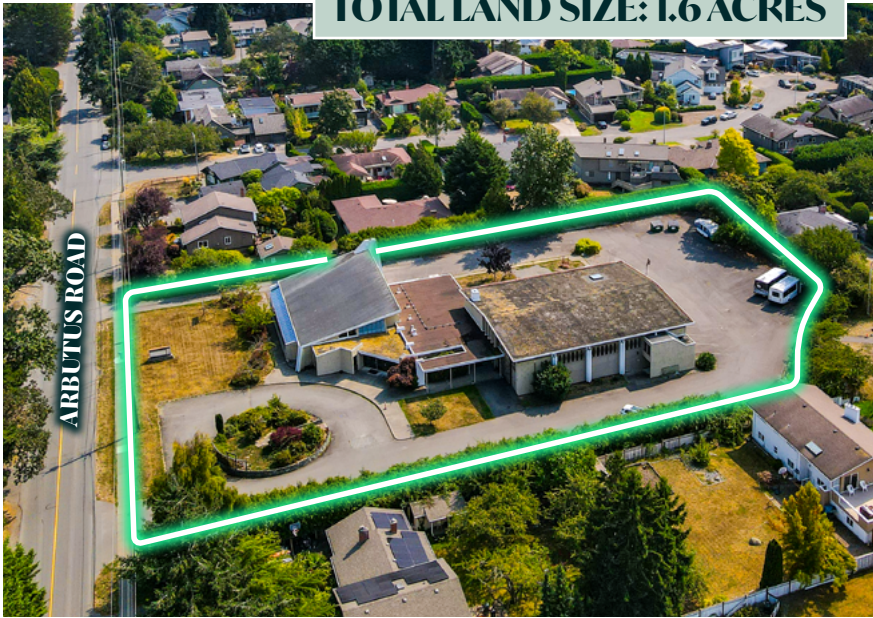
2625 ARBUTUS ROAD | SAANICH, BC

HIGHLIGHTS

- + 1.6 acres of highly sought-after redevelopment land in one of Saanich's most desirable and affluent areas
- + Flat and mostly rectangular site with the potential for dual access via Arbutus Rd & Cherilee Crescent
- + Preliminary redevelopment plans have been well received by the Municipality of Saanich
- + Vacant 13,632 SF church facility with ample parking provides potential holding income while in planning
- + Located blocks from Gyro Park / Cadboro Bay beach, and walking distance to UVIC
- + Steps from a wide range of amenities in Cadboro Bay Village
- + Public transit stops located steps from the property on Arbutus Road
- + High demand neighbourhood with a very low supply of rentable units and/or diverse housing options

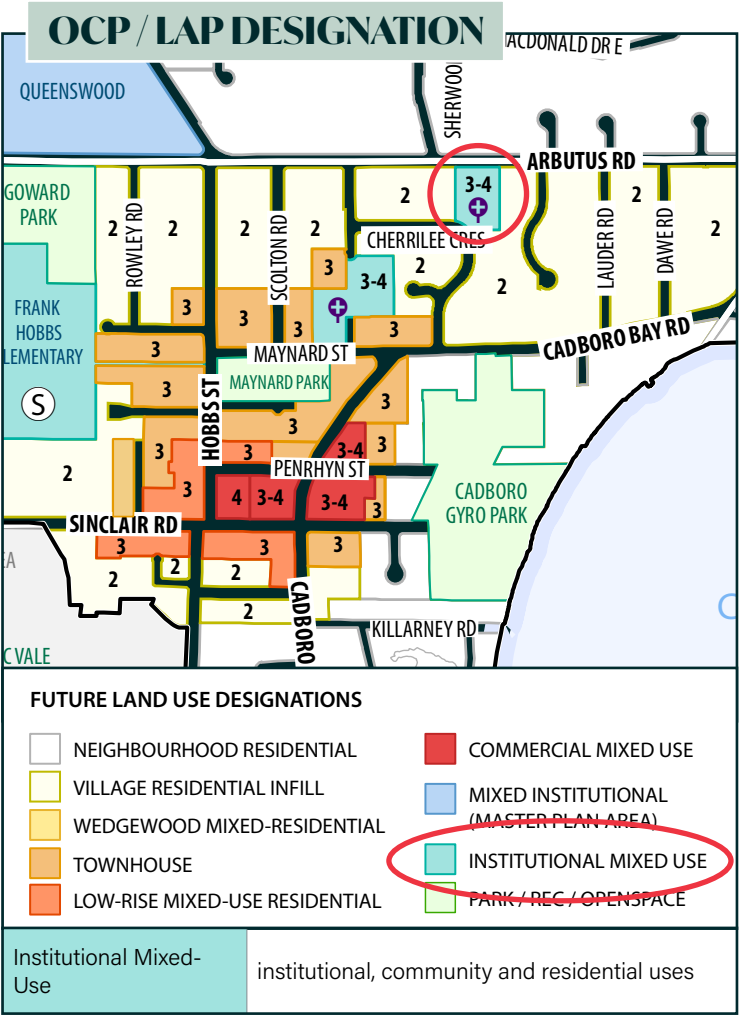
PRICE: ~~\$6,900,000~~ \$6,499,000

TOTAL LAND SIZE: 1.6 ACRES



CONCEPTUAL PLANS

- 28 townhomes w/ garages
- Two and three storey units
- Unit sizes range from 1,500 - 1,750 SF



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STEPS FROM CADBORO BAY VILLAGE, BLOCKS FROM UVIC

2625 ARBUTUS RD | SAANICH, BC

SUBJECT PROPERTY

TEN MILE POINT

CADBORO BAY

ROYAL VICTORIA YACHT CLUB

GYRO PARK / CADBORO BAY VILLAGE

RING ROAD

UNIVERSITY OF VICTORIA

CENTENNIAL STADIUM

PRICE: ~~\$6,900,000~~ \$6,499,000

EXCLUSIVE ADVISORS:

Chris Rust

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

Ross Marshall

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

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