

**FOR SALE**

**CBRE**



**MORGAN MAPLES**  
ESTATES

# 100 LOT MODULAR HOME DEVELOPMENT OPPORTUNITY

LOCATED IN THE GATEWAY TO THE COWICHAN VALLEY

3499 HENRY ROAD | CHEMAINUS, BC



## THE OPPORTUNITY

CBRE Limited is pleased to offer for sale Morgan Maples Estates, a 100 lot modular home development opportunity in Chemainus, BC. Located at 3499 Henry Road, the 21.5 acre Subject Property has been improved extensively, with servicing already complete for Phase 1. Modular home sale revenue can directly contribute to the development of future phases. Once complete, owners will benefit from the land leases, creating residual holding income for the project. Only 4 minutes from Downtown Chemainus, with easy access to Highway 1, residents will enjoy the tranquil small-community lifestyle while remaining connected to all amenities.

## DEVELOPMENT HIGHLIGHTS

- ✓ 100 lot modular home park, approved and under development
- ✓ 25.24 acres of land
- ✓ Large lot sizes (4,697 SF average)
- ✓ Over \$13M spent on the development
- ✓ Phase 1 (20 lots) is fully serviced
- ✓ Phase 2 (20 lots) is tendered at \$600,000
- ✓ Modular home prices from \$349,000 and up
- ✓ Pad rents from \$660/month
- ✓ Two access points via Henry Rd and Hwy 1
- ✓ Modular home sale revenue contributes to the development of future phases
- ✓ Located 4 mins from Downtown Chemainus, and 10 mins from amenities at Cowichan Commons

## OWNERSHIP HIGHLIGHTS

- ✓ Once complete, 100 lots paying \$660/month (\$66,000/month or \$792,000/year)
- ✓ Tenants responsible for their own utilities and R&M
- ✓ Tenants responsible for their own property taxes
- ✓ Owner only responsible for the land and associated maintenance and taxes

**PRICE: \$11,800,000**



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## PROPERTY DETAILS

<b>Municipal Address:</b>	3499 Henry Road   Chemainus, BC
<b>Legal Description:</b>	SECTION 10, RANGE 5, CHEMAINUS LAND DISTRICT, PORTION E 60 AC, EXC 16.5 FT STRIP ALONG & ADJ N & E BOUNDARIES THEREOF, RD PURPOSES, EXC PTS IN PLANS 11489, 26194 & VIP68870
<b>PID:</b>	009-885-200
<b>Lot Size:</b>	25.24 Acres
<b>Zoning:</b>	R5 - Residential Mobile Home Park Zone



Modular Homes



Lots 1-3

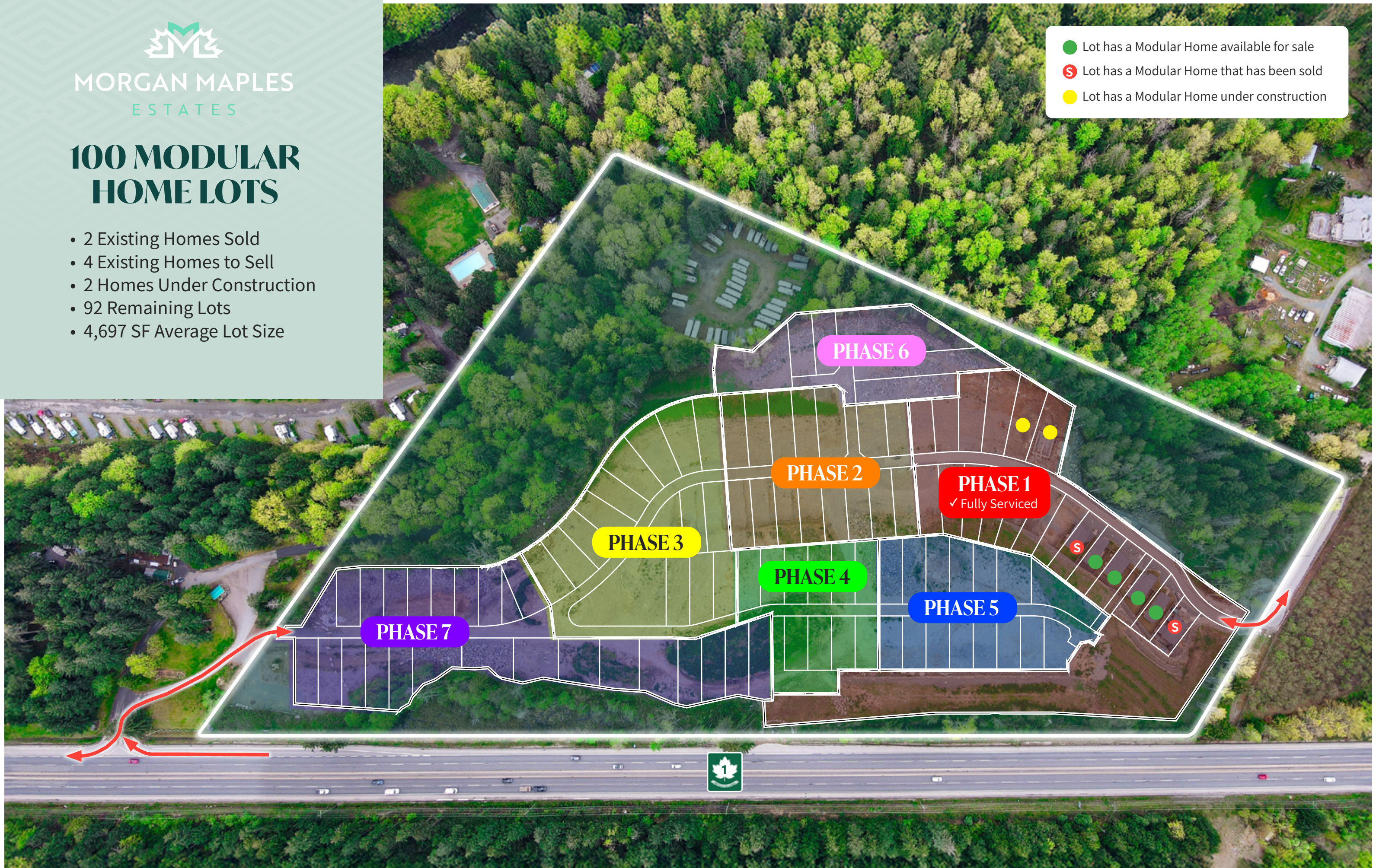


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# 100 MODULAR HOME LOTS

- 2 Existing Homes Sold
- 4 Existing Homes to Sell
- 2 Homes Under Construction
- 92 Remaining Lots
- 4,697 SF Average Lot Size

- Lot has a Modular Home available for sale
- Lot has a Modular Home that has been sold
- Lot has a Modular Home under construction



# Welcome to Chemainus, BC

City	Drive Time	Population
Nanaimo:	30 Mins	170,367
Greater Victoria:	60 Mins	441,491
Duncan (Cowichan):	10 Mins	47,500



Living in Chemainus offers a rare blend of small-town charm, coastal beauty, and a strong sense of community. Nestled along Vancouver Island’s east coast, the town is best known for its world-famous outdoor murals, which reflect a deep appreciation for history, art, and local pride and create a vibrant, walkable downtown atmosphere. Residents enjoy a relaxed lifestyle with easy access to the ocean, parks, lakes, and trails, making it ideal for those who value nature and outdoor recreation alongside cultural amenities. With local shops, cafés, a respected professional theatre, and a welcoming, close-knit feel, Chemainus appeals to people seeking a quieter, more connected way of life while still being conveniently located between Nanaimo and Victoria.

- ✓ **Vancouver Island Connectivity:** Located between Nanaimo and Victoria with direct Highway exposure, Chemainus offers exceptional regional connectivity.
- ✓ **Established Lifestyle & Cultural Draw:** A recognized arts, theatre, and waterfront community that supports sustained end-user and retiree demand.
- ✓ **Attractive Small-Community Living:** Walkable downtown, coastal access, and proximity to prime recreation areas like Fuller Lake reinforce long-term livability and buyer appeal.
- ✓ **Limited Housing Supply:** Modest scale of development and constrained inventory create opportunities for well-positioned, and affordable housing projects.

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**Price: \$11,800,000**

## EXCLUSIVE ADVISORS:

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**CBRE**

INVESTMENT PROPERTIES GROUP  
VICTORIA

## SPECIALIZING IN INVESTMENT & DEVELOPMENT PROPERTIES

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