

# REAL ESTATE DEVELOPMENT BROCHURE

CHUCK MEAGHER

250.661.4484 | rcmeag@outlook.com

1836, 1840, 1844 ISLAND HIGHWAY  
AND 339 WALE ROAD

Zoned & Development Ready Site



QUEENSWOOD REALTY LTD.

1840IslandHighway.com

## THE OPPORTUNITY

Currently ZONED for up to 400 RESIDENTIAL UNITS and 100,000 Sq. Ft. of COMMERCIAL with the municipality encouraging a higher density rate than that!

Owner will consider BUILD to SUIT for MAJOR COMMERCE client, as a JOINT VENTURE, or as a LONG-TERM LAND LEASE.

Excellent land opportunity located in the center of one of the fastest growing areas of B.C. This rare, 4.5 acres vacant land, is surround by national store chains, mid rise residential buildings and located across the street from the Westshore's public transportation hub. The Provincial Government recently announced a program (coming soon) for the rapid expansion of commerce and residential developments in the transportation corridors in the Greater Victoria Area.

This amazing property is comprised of FOUR SEPARATE TITLES that can be purchased individually, but it is preferred to be bought in it's entirety.

## SITE FEATURES

### Legal Addresses

- 339 Wale Road • 1836 Island Highway • 1840 Island Highway • 1844 Island Highway

### Prime Location

Situated on the Old Island Highway in Colwood, B.C.

### Inventory Required

There continues to be a lack of inventory for first-time home buyers and rentals as the West Shore continues to grow. A completed development on this site will be in high demand.

### Zoning

The 4 separate legal lots could be easily amalgamated into one. The opportunity to create such an assembly is exceedingly rare in Greater Victoria. The current zoning allows for up to 4-storey residential, office or retail. It allows for services such as gas stations and car wash, hotels, restaurants, trade schools, automobile or show rooms. (See "Permitted Uses" next page over).

Up to 50% site coverage is available.

These features make this site a unique, rarely seen development opportunity in the community of Colwood.



## SITE MAPS

339 Wale Road  
Lot 1 - Plan EPP72685  
Lot Size: 7943.8 m<sup>2</sup>

1840 Island Highway  
Lot 1 - Plan 6051  
Lot Size: 6353.8 m<sup>2</sup>

1836 Island Highway  
Lot 2 - Plan 2857 R/W  
Lot Size: 1491.9 m<sup>2</sup>

1844 Island Highway  
Lot 3 - Plan 2857 R/W  
Lot Size: 1026.1 m<sup>2</sup>

### Permitted Uses in C4 Zone

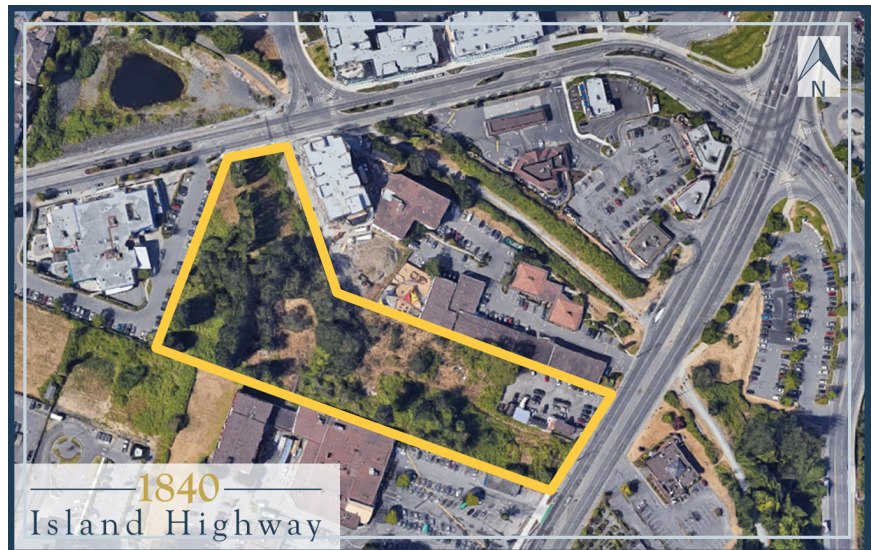
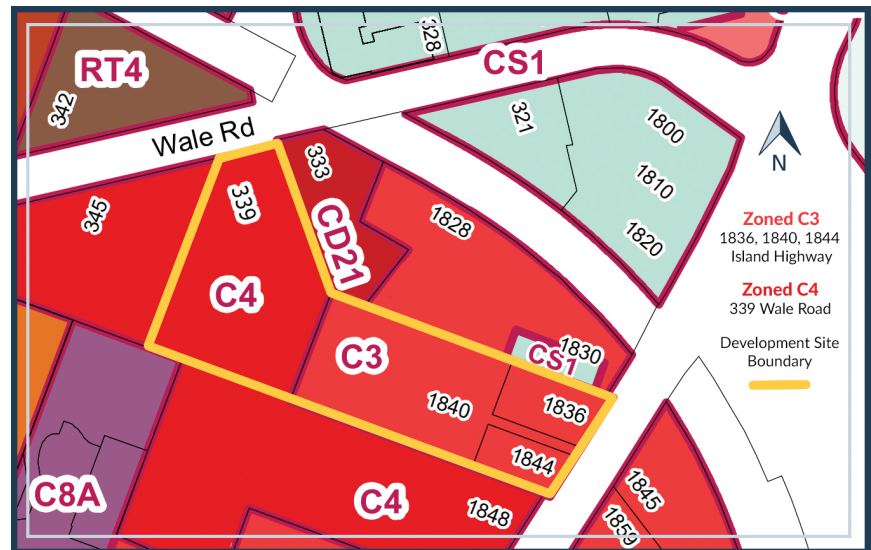
Apartment dwelling units located above the first storey of a building;  
Offices; Personal service;  
Post offices; Restaurants;  
Retail Stores;  
Accessory buildings and structures; and  
Accessory dwelling unit.

### Permitted Uses in C3 Zone

Animal Hospitals in enclosed buildings;  
Auction rooms;  
Automobile and boat showrooms;  
Business colleges and trade schools;  
Daycare as regulated by the Community Care and Assisted Living Act;  
Funeral parlours;  
Gasoline service stations and car wash;  
Hotels;  
Offices;  
Parking facilities;  
Personal service;  
Post office;

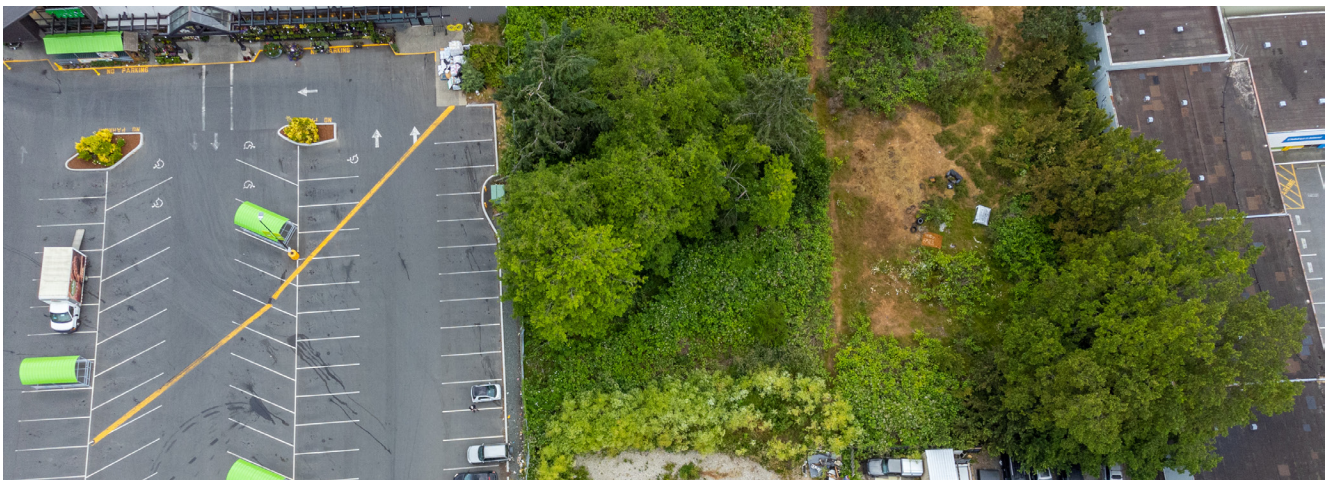
Premises licensed pursuant to the Liquor Control and Licensing Act;  
Assembly and entertainment uses, limited to indoor movie theatres, auditoriums, billiard and pool halls, bowling alleys, catering establishments, dance and fitness studios, gymnasiums, martial arts studios, schools and assemblies for educational and philanthropic purposes;  
Public transportation depots;  
Restaurants; Bakery;  
Retail stores; Shopping centres;  
Taxi offices; and  
Accessory buildings and structures.

**Height of Buildings: 15 m or four storeys**





## SITE PHOTOS (July 2022)





## NEIGHBOURHOOD & AMENITIES

### Excellent Location

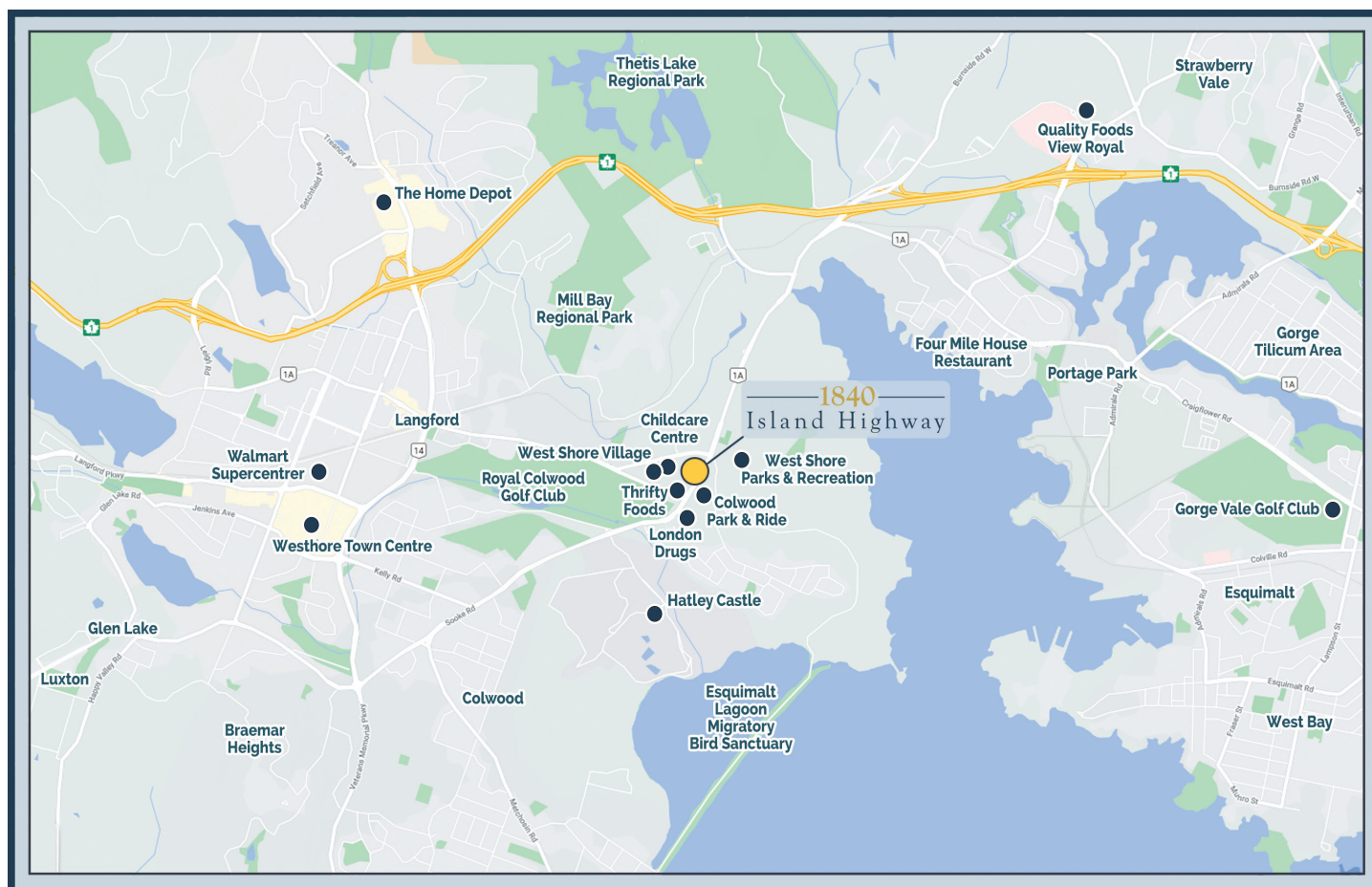
Colwood has a great deal to offer and has become increasingly attractive to families, local businesses, and construction projects to facilitate growth and densification.

From this site, you can walk to every level of service, recreational facilities, hockey and curling rinks, gyms, and shopping.

Stunning natural west coast beaches and the Esquimalt Lagoon & Migratory Bird Sanctuary are close by for nature enthusiasts. Internationally renowned Royal Roads University with the Hatley Castle and stunning gardens, Fort Rodd Hill and Fisgard Lighthouse, and Canada's top-rated private golf clubs, The Royal Colwood Golf Course, are all within walking distance.

The prime location will afford excellent 4th floor views of the Golf Course, Sooke Hills, Juan de Fuca, Mount Baker and Greater Victoria.

The location, the environment, the views, and the range of potential development options combine to make this an exceptional property.





## AREA PHOTOS





## CONFIDENTIALITY AGREEMENT

TO: Century 21 Queenswood Realty Ltd.

CARE OF: Chuck Meagher

Personal Real Estate Corporation both with Century 21 Queenswood Realty Ltd

THIS CONFIDENTIALITY AGREEMENT is granted in consideration of the seller's agent and making available certain information contained in the Confidential Information, and/or certain financial statements as provided to the undersigned. The Confidential Information is not to be construed as an offer to sell the Property and is provided to the undersigned who has requested the information for the sole purpose of assisting them in determining whether to submit offers to purchase certain assets and rights ("the Property") for consideration by the seller.

The undersigned recognizes and acknowledges the competitive value and confidential nature of the all information pertaining to the Property and the business, operations, and assets of the seller provided to and made available to the undersigned (including any information obtained during any permitted access to the Property) and hereby covenants and agrees that it shall keep confidential all information received by it, its agents and representatives in the strictest confidence. **No copies are to be made** and no information is to be disclosed publicly.

If at any time, the undersigned considers a transaction which would involve participation directly or indirectly by a third party, the undersigned agrees to obtain from such third party, a confidentiality agreement in a form satisfactory to Century 21 Queenswood Realty Ltd prior to disclosure to such party of any Evaluation Material.

DATED at \_\_\_\_\_,

this \_\_\_\_\_ day of \_\_\_\_\_, 2022

(Company Name or Individual): \_\_\_\_\_

Per: (Authorized Signatory): \_\_\_\_\_

(Name & Title): \_\_\_\_\_

(Phone): \_\_\_\_\_ (City): \_\_\_\_\_ (Province): \_\_\_\_\_

(Postal Code): \_\_\_\_\_ (Fax): \_\_\_\_\_

(Email Address): \_\_\_\_\_

(Realtor Name): \_\_\_\_\_ (Signature): \_\_\_\_\_



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Zoned & Development Ready Site

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