

5090, 5094, 5098, 5105, 5109 CORDOVA BAY ROAD, SAANICH

3 LOT DEVELOPMENT SITE & WATERFRONT RESTAURANT

**FOR
SALE**



WILLIAM | WRIGHT
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SALIENT FACTS

PARKING LOTS		BEACH HOUSE		
5090 CORDOVA BAY RD	5094 CORDOVA BAY RD	5098 CORDOVA BAY RD	5109 CORDOVA BAY RD	5105 CORDOVA BAY RD
PID				
005-902-240	005-902-215	005-902-193	000-060-348	000-060-364
LEGAL DESCRIPTION				
LOT 3, PLAN VIP6219, SECTION 30, LAKE DISTRICT	LOT 2, PLAN VIP6219, SECTION 30, LAKE DISTRICT	LOT 1, PLAN VIP6219, SECTION 30, LAKE DISTRICT	LOT A, PLAN VIP32721, SECTION 31, LAKE DISTRICT	LOT B, PLAN VIP32721, SECTION 31, LAKE DISTRICT
SINGLE LOT SIZE				
± 12,817 SF	± 13,115 SF	± 13,807 SF	± 9,283 SF	± 7,449 SF
TOTAL LOT SIZE				
± 39,739 SF			± 16,732 SF	
PARKING LOTS & BEACH HOUSE LOT SIZE BC Assessment: ± 56,471 SF				
SINGLE BUILDABLE AREA				
± 8,979 SF	± 19,687 SF	± 20,721 SF	± 13,922 SF	± 11,202 SF
TOTAL BUILDABLE AREA				
± 49,387 SF			± 25,124 SF	
PARKING LOTS & BEACH HOUSE BUILDABLE AREA ± 74,511 SF				
PRICE				
\$8,000,000.00			\$5,500,000.00	
TOTAL PRICE (PARKING LOTS & BEACH HOUSE) \$13,500,000.00				



Five Oceanside Development Lots

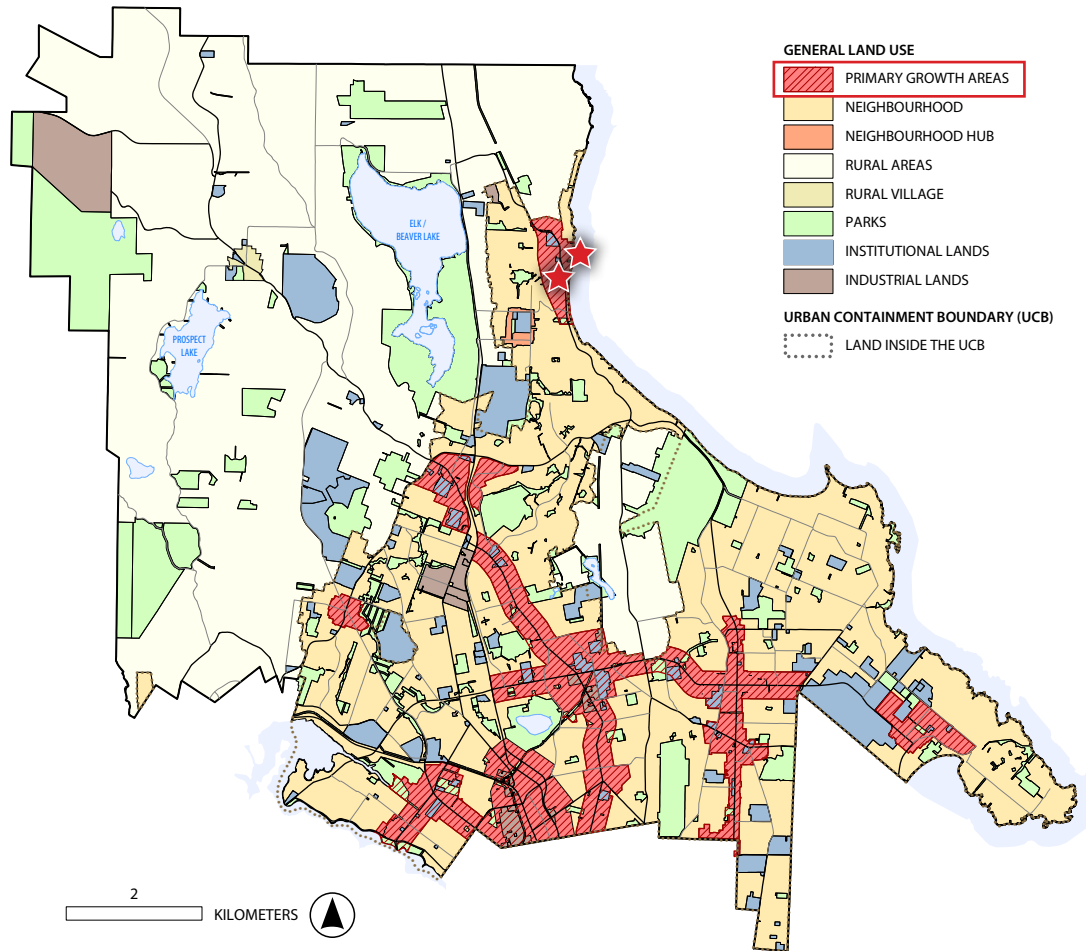
Rare opportunity to acquire up to five lots within the Primary Growth Area of Cordova Bay Village. Located in one of Victoria's most prestigious neighborhoods, two of the five lots include a prime oceanfront landmark, the former Beach House restaurant. This has been the epicenter of the community for the past two decades. With stunning views of Cordova Bay beach, this site offers inherent potential to take advantage of the existing blend of commercial and residential zoning or redevelop the site into higher density, luxury residential accommodation, in step with recent Official Community Plan (OCP) updates.

The three remaining lots, currently used for parking, are located across from the Beach House and are zoned RS-18 (Single Family Dwelling), with the new OCP paving the way for rezoning to commercial mixed use, which would allow for up to 4 storeys on two of the lots that fall within the Saanich Primary Growth Area, and 2 storeys on the remaining lot.

Altogether, these five lots offer an array of future development potential that will help shape the landscape of Cordova Bay.

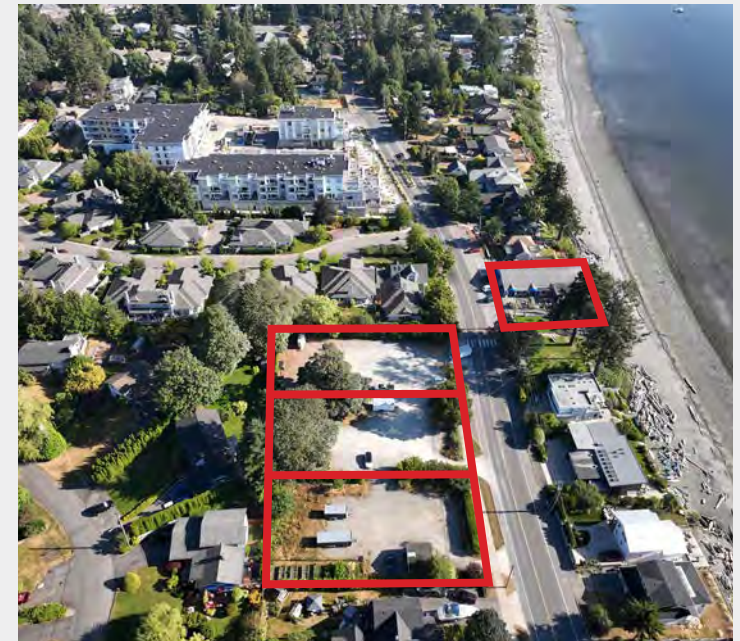


CORDOVA BAY REDEVELOPMENT



Definition

Neighbourhood-serving activity centres that meet a range of local residents' basic commercial and service needs. Provide a limited amount of multi-unit residential buildings and employment opportunities. Supported by sustainable transportation infrastructure, public spaces and high quality urban design.



Uses

Mixed use (commercial/residential), residential, civic and institutional, live/work studies and office, parks/ open space.

Forms

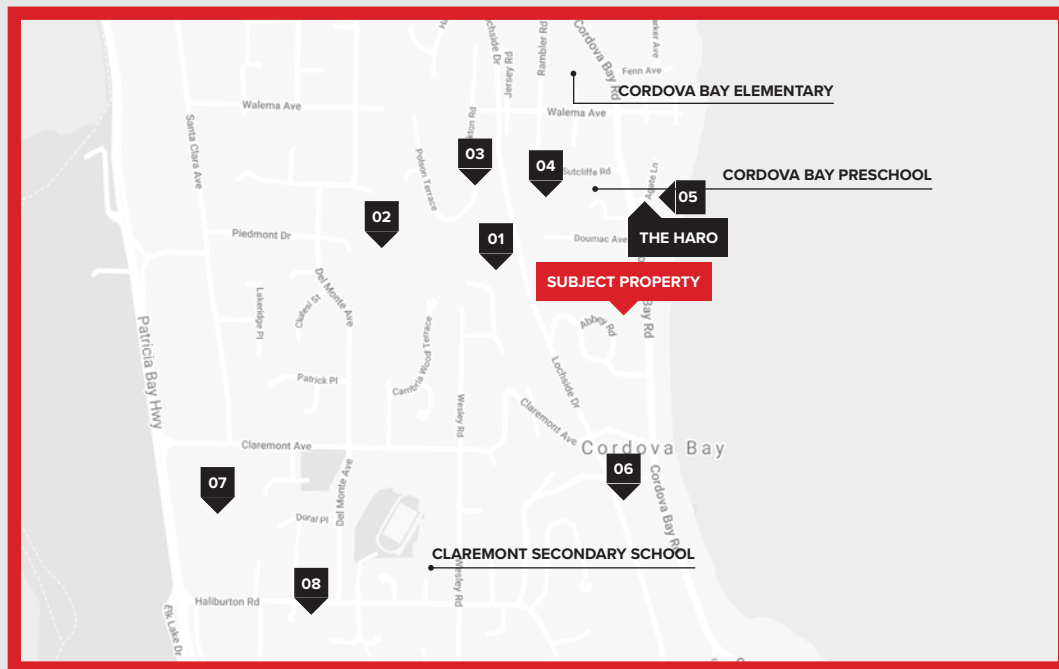
Support the following uses and building forms in Villages:

- Mixed-use (commercial /residential) (up to 4 storeys)
- Low-rise residential and stacked townhouses (up to 4 storeys)
- Civic and institutional (generally up to 4 storeys)
- Live-work studios & Office (generally up to 4 storeys)
- Town houses, including row houses (up to 3 storeys)
- Houseplexes and other ground-oriented housing forms (up to 3 storeys)
- Small lot single-detached dwelling with suite (up to 2 storeys)

Beach House Floorplans



Location



Be in the Heart of Cordova Bay's Community

- | | |
|---|--|
| 01 CATALINA PARK | 05 AGATE PARK |
| 02 DOUMAC PARK | 06 DORIS PAGE PARK |
| 03 BAYRIDGE VICTORIA BED AND BREAKFAST | 07 ELK LAKE VETERINARY HOSPITAL |
| 04 CORDOVA BAY COMMUNITY CLUB | 08 SAANICH NATIVE PLANTS |

Cordova Bay is an up-market neighbourhood of Greater Victoria, with some of the city's prime oceanfront real estate.

This warm and vibrant community offers great schools and access to the famed Lochside Trail. It also boasts the 18-hole Cordova Bay Golf Course and the nine-hole pitch and putt Ridge Course. The newly completed Haro includes luxury condos with ground floor commercial space, while the established Mattick's Farm shopping centre is a big draw for locals and visitors.

Cordova Bay is conveniently located just 15 minutes from downtown Victoria and 20 minutes from Victoria International Airport. The sandy and sheltered beaches of Cordova Bay are much coveted by all who visit.

For More Information Contact

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