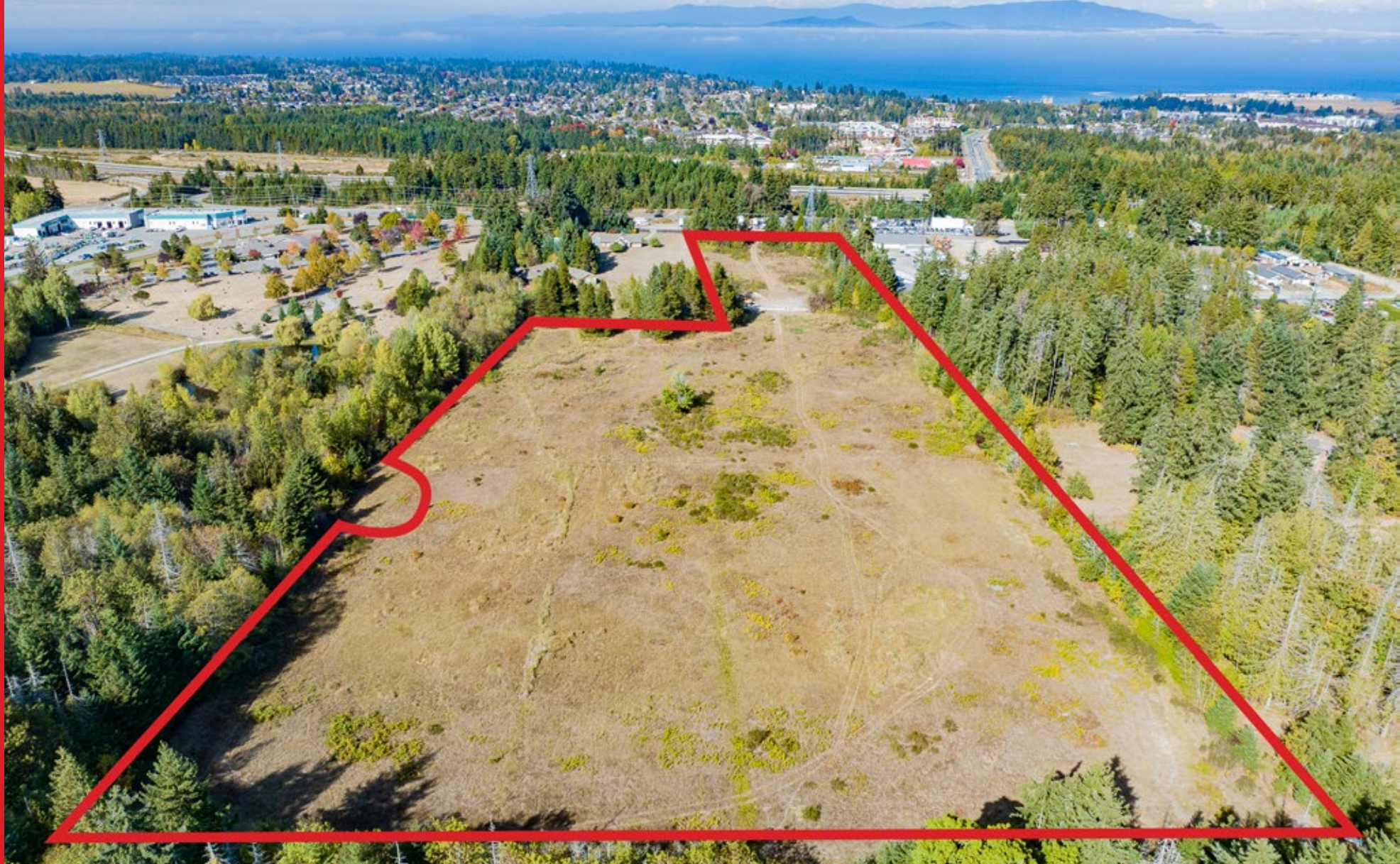




FOR SALE

890 ALLSBROOK ROAD, PARKSVILLE

**15.7 ACRES OF SHOVEL READY AND
APPROVED 5-LOT DEVELOPMENT SITE**

WILLIAM | WRIGHT

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OVERVIEW

Fully Approved Shovel Ready 5 Lot Estate Subdivision

Allsbrook Station is a fully approved five-lot estate residential subdivision located at 890 Allsbrook Road, approximately 2 km south of Parksville. The offering is structured as one commercial acquisition of this shovel ready site. All required regulatory approvals have been received, including the development permit and road construction permit. Each proposed lot has an installed VIHA/RDN-approved well and have satisfied VIHA-approvals for their septic disposal areas. The vendor completed the creek crossing so you don't have to wait until next years riparian work window, giving you a complete regulatory approved path to finish the approved internal road and associated subdivision works. Finish off with the final survey and registration of your five new individual titles. The acquisition provides a builder, developer or investor with flexible exit strategies including resale of individual estate lots, custom-home construction, build-to-suit sales or phased inventory disposition.

Allsbrook Station 15.74 Acres of Development Land



Fully approved 5-lot estate residential subdivision offered together as one commercial acquisition.



Development permit and road construction permit issued; all regulatory approvals received.



Each lot has an installed VIHA/RDN-approved well and VIHA approved septic disposal area.



Site is located minutes to Parksville's entrance and North/South divided highway interchange.

Salient Facts

Civic Address	890 Allsbrook Road, Parksville
Lot Sizes	Lot 1: ± 2.00 Acres Lot 2: ± 2.69 Acres Lot 3: ± 3.03 Acres Lot 4: ± 3.14 Acres Lot 5: ± 3.06 Acres Total: ± 15.74 Acres
Zoning	R2 Rural Residential
Development Permit	Issued
Road Permit	Issued
Water	VIHA/RDN approved wells installed
Septic	VIHA approved areas
Road Works	MOTI approved construction permit in place
Creek Crossing	Completed
Upon Final Registration	5 new titles
Parent PID	006-412-998
Legal Description	Lot 2, District Lot 43, Nanoose District, Plan 2761 Except Plans 2589RW, VIP55647 and VIP68083
Property Taxes	\$5,414 (From Parent Parcel)
Price	\$1,750,000



Project Details

The creek crossing is complete, clearing a path to finish the remaining subdivision works and the internal road. If acted upon soon, in all likelihood, 5 new estate lots could be completed and registered by Spring of 2027. Final areas are subject to the registered subdivision plan.



Minutes Away From Central Parksville

Located on Allsbrook Road within RDN Electoral Area F, approximately 2 km south of the City of Parksville, the property combines a rural estate setting with convenient access to Parksville, Qualicum Beach, Highway 19, beaches, golf, shopping and regional services. The site has paved access from Allsbrook Road and good proximity to the Parksville Bypass / Alberni Highway interchange. The surrounding area includes rural residential, commercial and light-industrial uses, with residential neighbourhoods predominating to the south. The combination of estate-scale parcels, approved private water and septic servicing and proximity to Parksville supports a strong custom-home and boutique-builder market position.

Rural estate subdivision setting. Primary access is by vehicle from Allsbrook Road with convenient connections to Alberni Highway / Highway 4 and Highway 19. Parksville shopping, recreation and community services are approximately 2 km north.