

# FOR SALE

## 3927 BLENKINSOP ROAD

SAANICH, BC



±18,662 SF DEVELOPMENT SITE



**Craig Haziza**

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# FOR SALE

## 3927 BLENKINSOP ROAD SAANICH, BC



### LOCATION

The subject site is located southeast corner of Cedar Hill Cross Road and Blenkinsop Road in Saanich, BC. Saanich is located on Vancouver Island about 25 km north of Victoria, with a population of 117,735 at the 2021 census, making it the most populous municipality in the Capital Regional District and Vancouver Island, and the eighth-most populous in the province. Saanich is surrounded on three sides by 40 kilometers of ocean shoreline, is home to the Victoria International Airport, and the Swartz Bay Ferry Terminal.

### SITE DESCRIPTION

The site offers frontage on Blenkinsop Road of +/- 183 feet, and on Cedar Hill Cross Road of ±127 feet. It is irregular in shape and is estimated to be **±18,662 square feet**.

### LEGAL DESCRIPTION

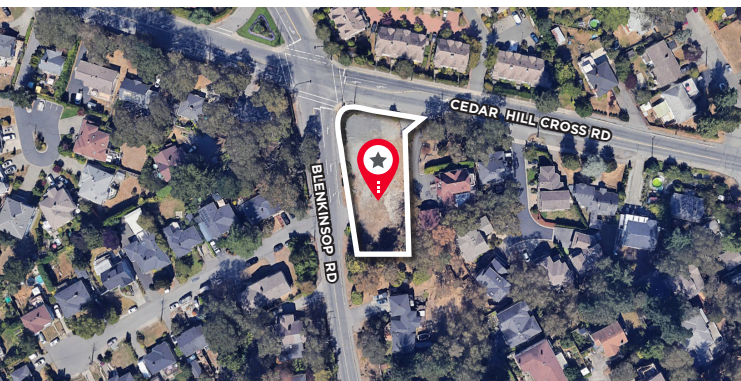
PID: 004-762-291

Lot A, Section 32, Victoria District Plan 12453

### ENVIRONMENTAL

The Vendor has conducted on-site and off-site environmental assessment work. Upon prospective purchasers executing a Confidentiality Agreement, Imperial will provide access to a "Confidential Data Room" which will contain, among other documents, relevant environmental reports and the Vendor's standard form Offer to Purchase (OTP). The information provided in the Data Room is for information only, and the Vendor makes no warranties or representations regarding the accuracy of that information. Accordingly, the Purchaser will be encouraged to review these reports and the OTP (including the schedules attached to the OTP) prior to submitting a Letter of Intent.

The property will be sold on an "as is, where is" basis. The Vendor will not be completing any further environmental assessment work or providing a Certificate of Compliance for the property prior to closing.



### ZONING

The subject site is currently zoned C - 9 (Local Service Station)

### OCP

The current OCP is "Neighbourhood" which supports Residential, Mixed-Use, Commercial, Institutional/Mixed Institutional, Recreation, Park and Public Utility uses.

Saanich is currently reviewing the OCP for the area and may consider mixed use or multifamily options for this site

### PROPERTY TAXES (2024)

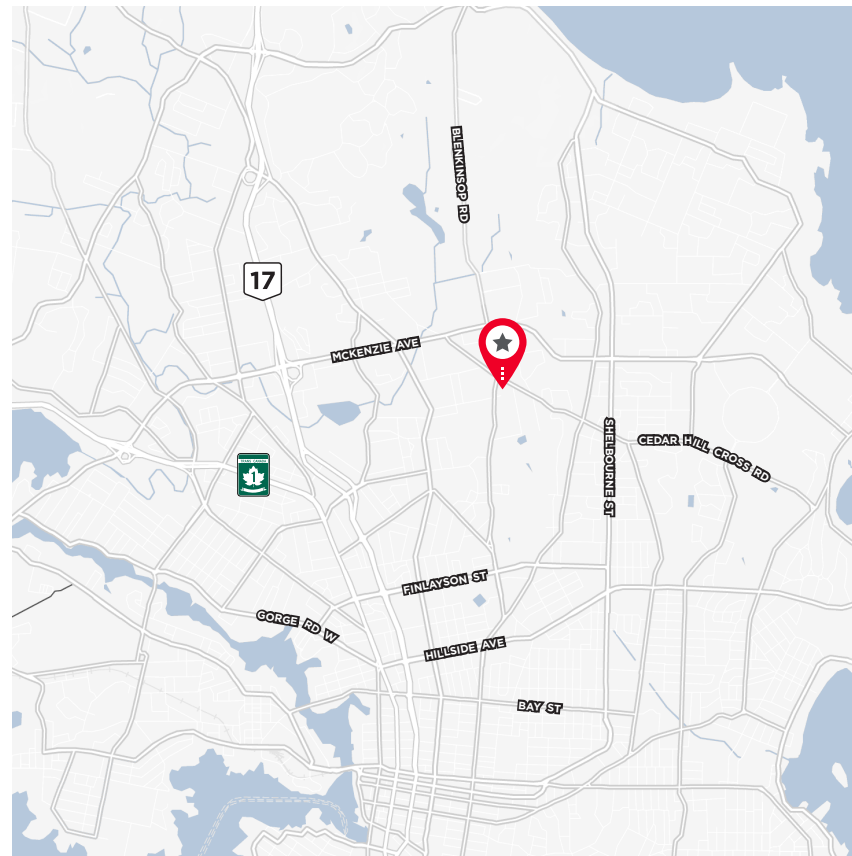
\$34,456.00

### ASKING PRICE

\$1,880,000

### OFFERING PROCESS

The Vendor, Imperial Oil Limited (IOL), will consider the submission of Letters of Intent (LOI) on IOL's standard form, a copy of which shall be provided to qualified purchasers. All Letters of Intent must be received by the Vendor's Exclusive Agent, Cushman & Wakefield ULC.



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