

FOR SALE

760 ESQUIMALT ROAD

VICTORIA, BC



±14,423 SF DEVELOPMENT SITE



Craig Haziza

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FOR SALE

3927 BLENKINSOP ROAD SAANICH, BC



LOCATION

The subject site is located northeast corner of Esquimalt Road and Dominion Road in Victoria, BC. Victoria is the Capital of BC and is located on the southern tip of Vancouver Island. Victoria is the most heavily populated areas on Vancouver Island. The region boasts outstanding outdoor recreation options, and, with the mildest climate in Canada, you can golf, hike, kayak, cycle or participate in almost any outdoor activity year-round. Victoria is approximately 100km southwest of Vancouver.

SITE DESCRIPTION

The site offers frontage on Esquimalt Road of ± 23 feet, on Dominion Road of ± 113 feet and on Rothwell Street of ± 153 feet. It is irregular in shape and is estimated to be $\pm 14,423$ square feet.

LEGAL DESCRIPTION

PID: 017-892-759

Lot A, Section 32, Esquimalt District Plan VIP54737

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 - SS (Special Service Station).

OCP

Urban Residential

PROPERTY TAXES (2024)

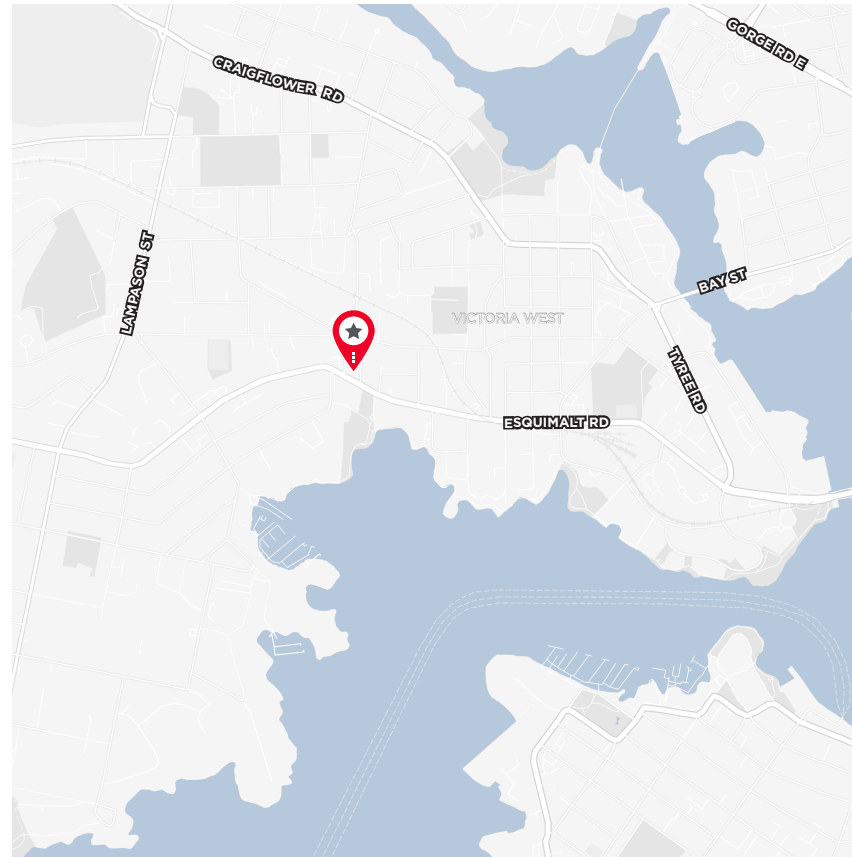
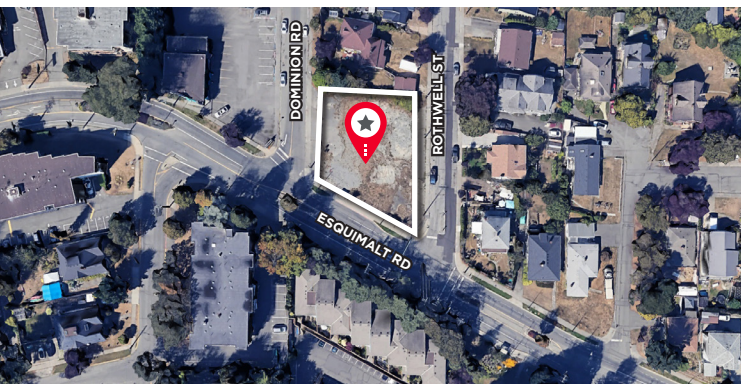
\$30,554.29

ASKING PRICE

\$1,950,000

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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