

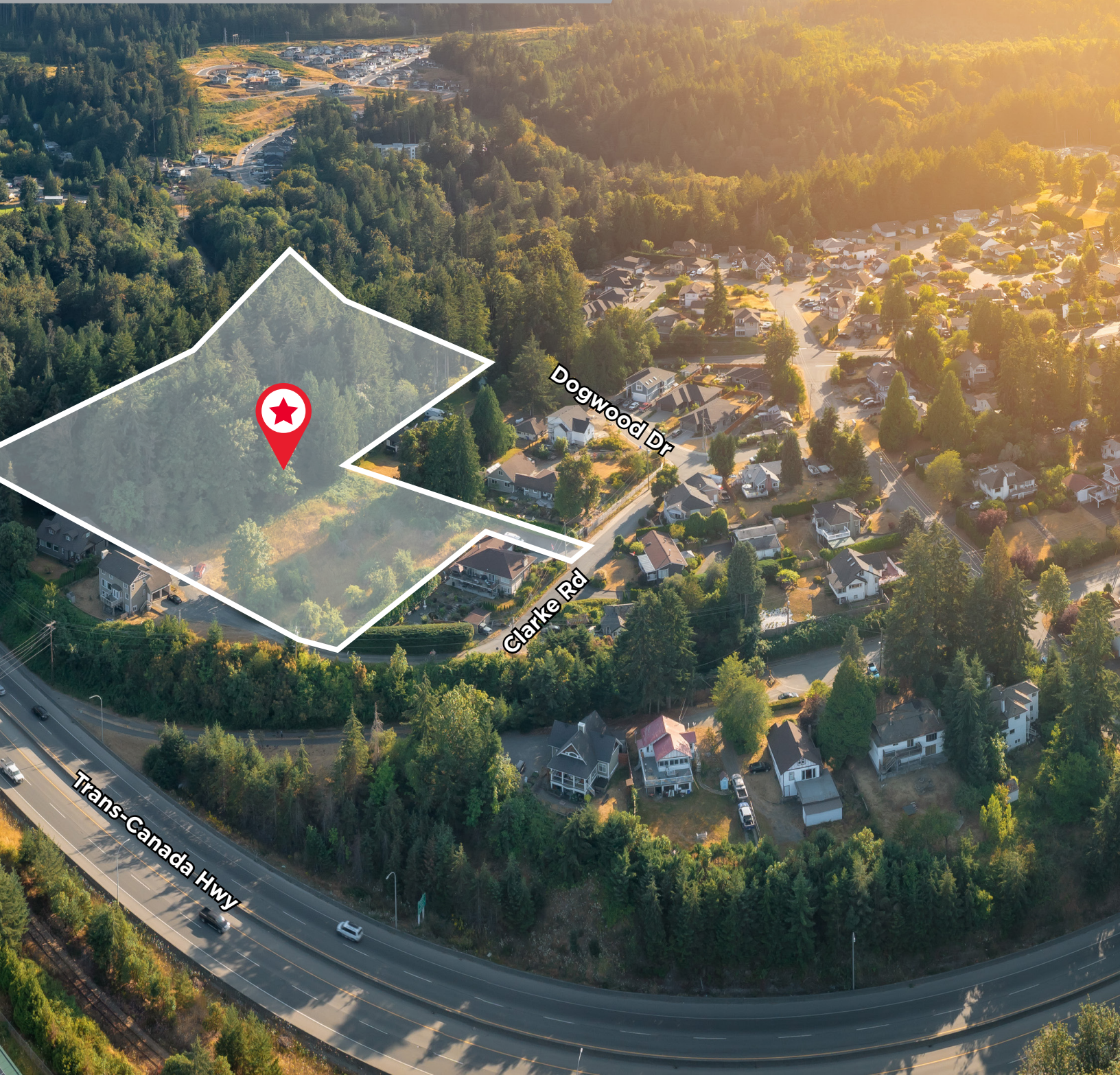
FOR SALE

347-353 DOGWOOD DR. & 113 CLARKE RD.
LADYSMITH, BC

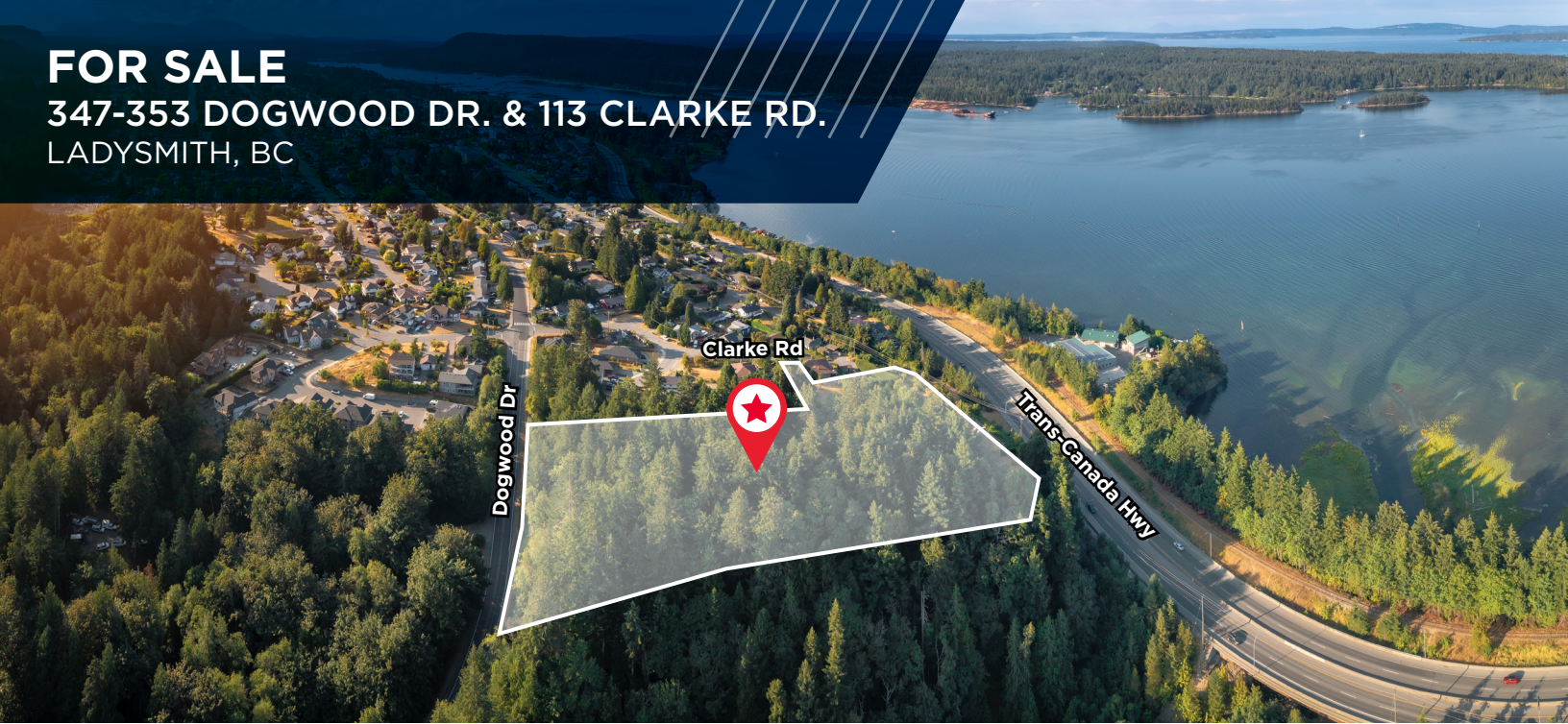


CUSHMAN &
WAKEFIELD

4.63 Acre Development Site Designated for
Townhouse & Multi-family



FOR SALE
347-353 DOGWOOD DR. & 113 CLARKE RD.
LADYSMITH, BC



THE OPPORTUNITY

C&W is pleased to present an opportunity to acquire a freehold interest in 347-353 DOGWOOD DR. & 113 CLARKE RD., Ladysmith BC.

The three adjacent lots total 4.63 Acres, and are currently vacant land. The site is designated in the Ladysmith OCP as Neighbourhood residential and allows for a maximum 1.7 FSR, with potential for townhouse or wood frame multi-family development.

LOCATION

The subject properties are located south of Ladysmith Town Centre. Incorporated in 1905, Ladysmith is filled with a rich historical past and recent reactivation with local shops, pubs, and restaurants. An established community with a population of 8,990, and strategically located mid island between Nanaimo and Victoria, Ladysmith is an active recreational destination for mainlanders visiting Vancouver Island.



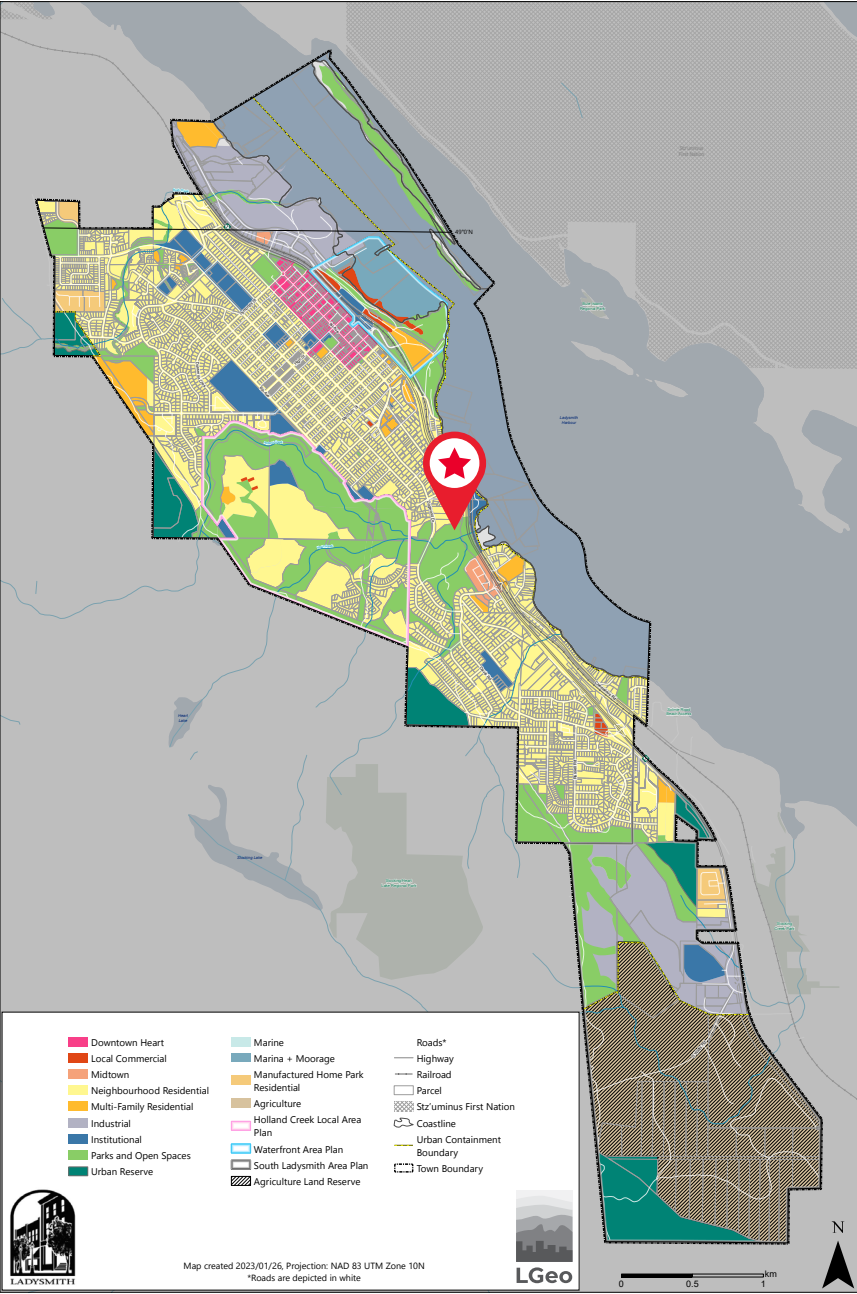
DEMOGRAPHICS

	1 KM	3 KM	5 KM
Population (2023)	1,523	9,134	12,533
Median Age (2023)	54.48	52.92	48.64
Avg. Household Income (2023)	\$96,653.13	\$90,966.81	\$97,794.91

SALIENT DETAILS

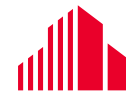
	113 Clarke Road	347 Dogwood Drive	353 Dogwood Drive
PID	006-464-211	005-838-622	005-838-631
Lot Area (SF)	63,162	69,260	69,260
Lot Area (Acres)	1.45	1.59	1.59
Zoning Bylaw	R-1	R-1	R-1
OCP	Neighbourhood Residential	Neighbourhood Residential	Neighbourhood Residential
Maximum FSR (Residential)	1.3	1.3	1.3
Maximum FSR (Mixed-Use)	1.7	1.7	1.7
Gross Taxes (2024)	\$3,916	\$3,548	\$3,188
List Price:	\$3,800,000 \$820,737/Acre		

TOWN OF LADYSMITH OFFICIAL COMMUNITY PLAN

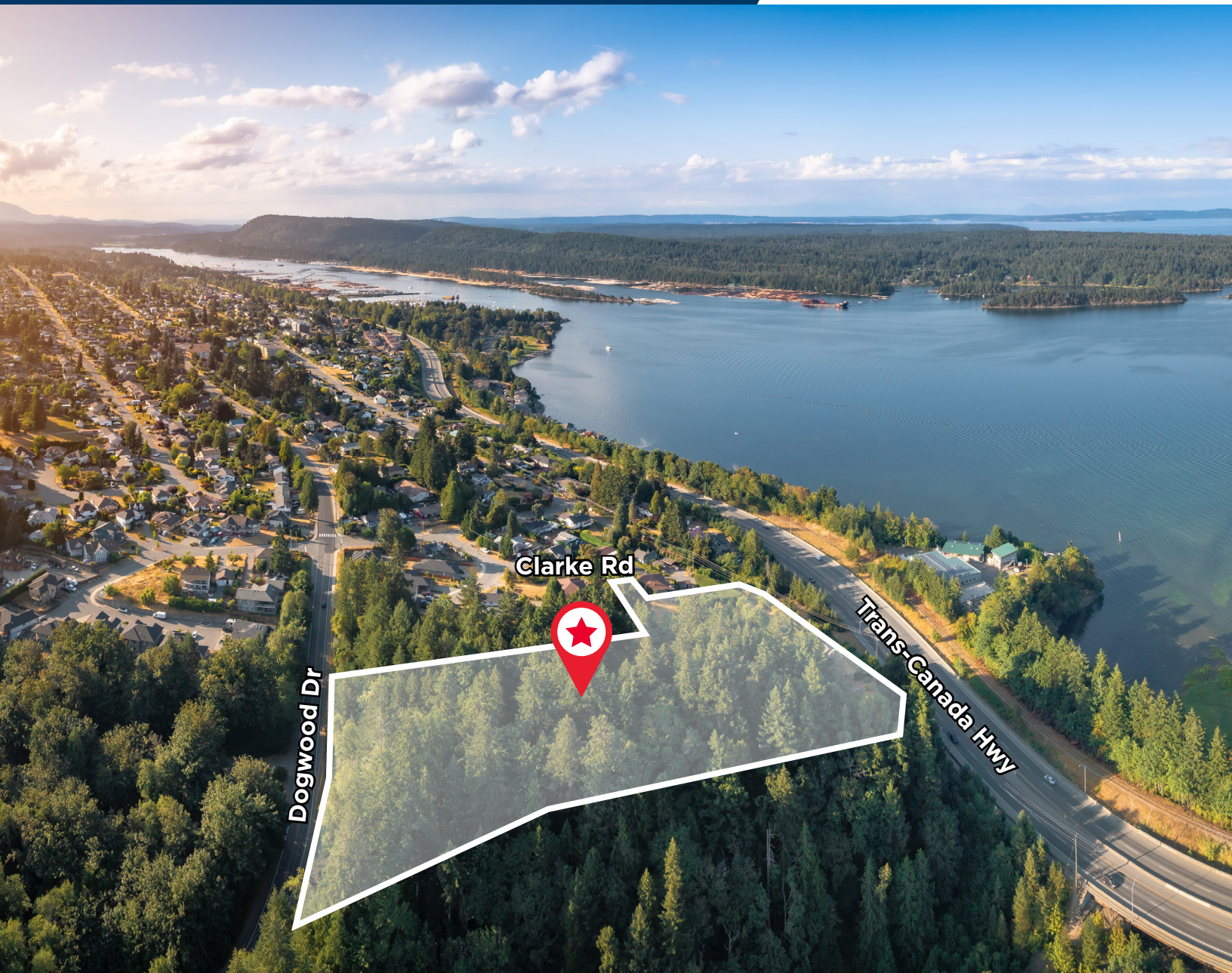


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LADYSMITH, BC



**CUSHMAN &
WAKEFIELD**



Cordell Lloyd

Personal Real Estate Corporation
Associate Vice President
+1 250 410 3011
cordell.lloyd@cushwake.com

Ely Golvin

Personal Real Estate Corporation
Associate Vice President
Development Land & Investment Sales
+1 604 640 5809
ely.golvin@cushwake.com

CUSHMAN & WAKEFIELD ULC

730 View Street, Suite 340
Victoria, British Columbia V8W 3Y7

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