

# FOR SALE

## 3927 BLENKINSOP ROAD

SAANICH, BC



±18,662 SF DEVELOPMENT SITE



**Craig Haziza**

Personal Real Estate Corporation

Vice President

+1 604 831 2823

[craig.haziza@cushwake.com](mailto:craig.haziza@cushwake.com)

# 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 and off-site environmental assessment work and has applied for a Certificate of Compliance. The property will be sold on the understanding the Vendor will provide a Certificate of Compliance as a condition of closing the sale. A draft of the Certificate of Compliance will be made available to prospective purchasers.

### 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 (2025)

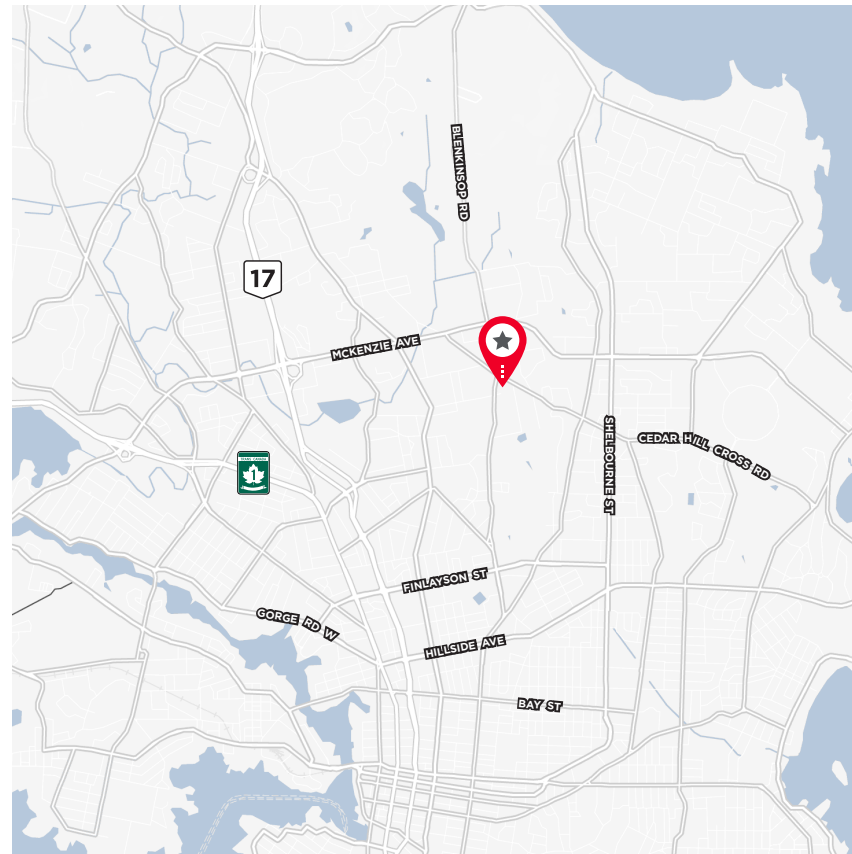
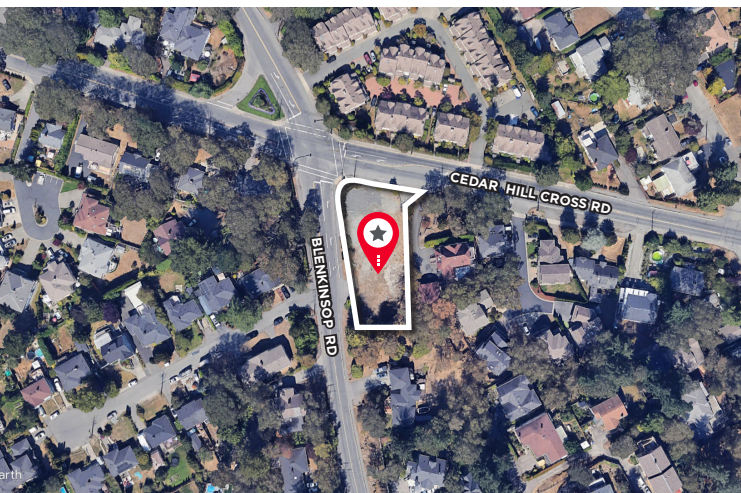
\$34,456.00

### 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.



### Craig Haziza

Personal Real Estate Corporation

Vice President

+1 604 831 2823

[craig.haziza@cushwake.com](mailto:craig.haziza@cushwake.com)

©2026 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-82728 V5