

FOR SALE

1.23 acre development  
property with excellent  
holding income

882 Wembley Road | French Creek, BC

**Brad Archibald**

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# Property Overview

Wembley Mall

Oceanside Elementary School

This property is currently configured as a mobile home park with 8 mobile home pads and a 2-bedroom single-family residential dwelling. The property is well located in the growing community of French Creek just outside Parksville and Qualicum Beach. Situated steps away from the French Creek Marina and less than 2km from Wembley Mall, the site is conveniently located near amenities including Morningstar Golf Course only 1.6km away.

## Site

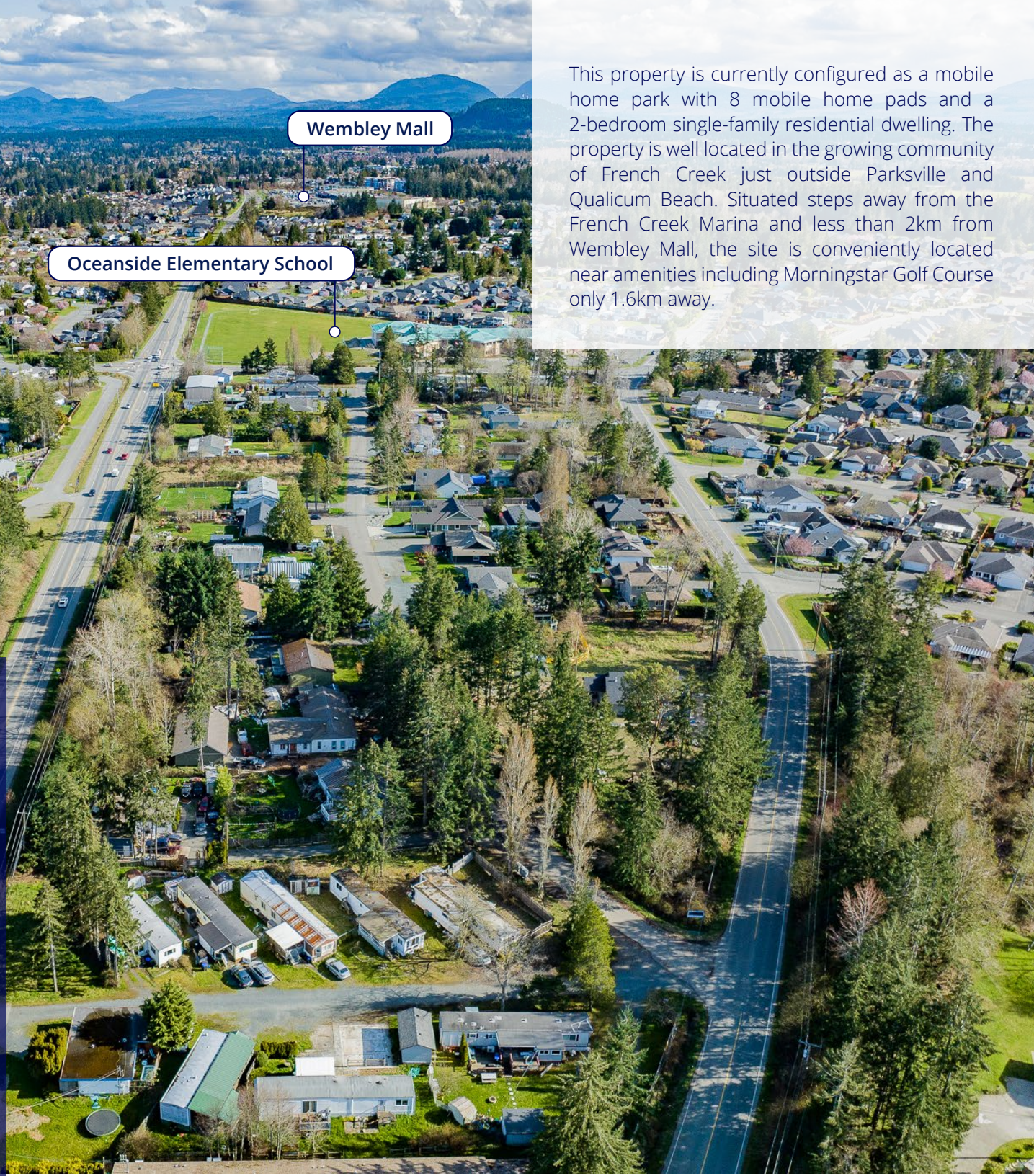
The subject property comprises  $\pm$  53,579 square feet (1.23 acres), with approximately 200 feet of frontage on Island Highway West, and another 175 feet of combined frontage on Reid and Wembley Roads. Existing access and egress are both ends of the property on Island Highway West and Reid Road.

## Legal Description

PIDs: 000-257-419 & 000-257-427  
Lots 4 & 5, District Lot 29, Nanoose District Plan, 13406

## Purchase Price

\$1,700,000



# OCP & Zoning

## Official Community Plan

The official community plan for electoral area G designates this property as "Commercial" for its future land use. Interested parties are encouraged to speak directly with the Regional District of Nanaimo to discuss future development potential.

## CRS1: Commercial Retail & Service 1

Commercial Retail & Service 1 zoning allows for automotive repair, funeral parlour, nursery, office, personal service use, recreation facility, restaurant, and retail store. Maximum parcel coverage is 40% with a maximum height of 9.0 meters.



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