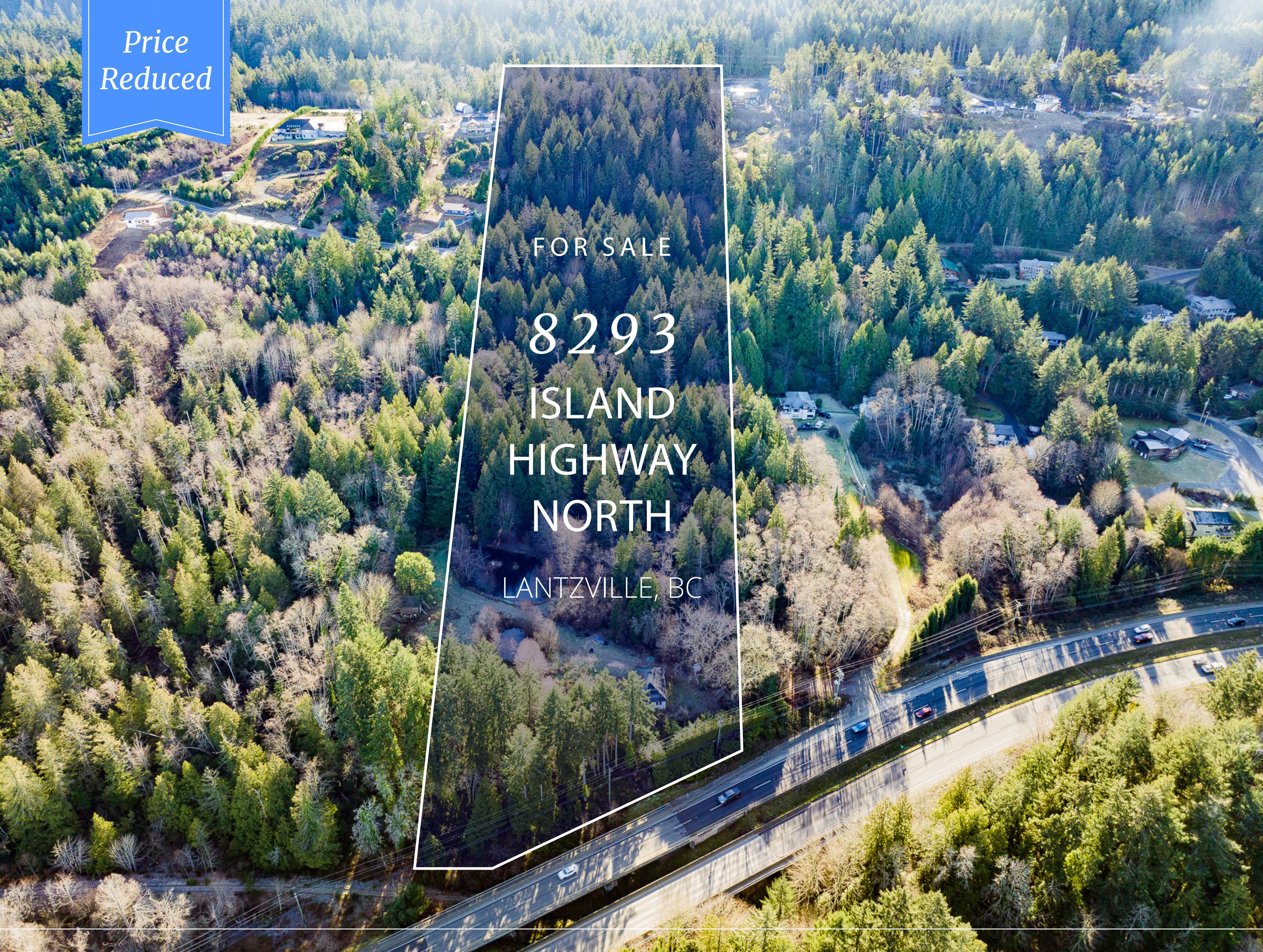


Price
Reduced



FOR SALE
8293
ISLAND
HIGHWAY
NORTH
LANTZVILLE, BC



Sterling Clerx

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8293 Island Highway North

Property Overview

Salient Facts

CIVIC ADDRESS

8293 Island Highway North,
Lantzville BC V0R 2H0

LEGAL DESCRIPTION

PID: 009-397-175
PARCEL B, DISTRICT LOT 91, NANOOSE
LAND DISTRICT, EXCEPT PLAN 40252,
(DD 5454N) & EXC PL 390RW

SITE SIZE

14.40 acres (627,264 square feet)

ZONING

RU Rural

ASSESSED VALUE (2025)

\$996,900.00

ACCESS

Via Island Highway,
Southwind Drive, Fawn Drive,
and Lorenzen Lane

SITE SHAPE

Rectangular and regular



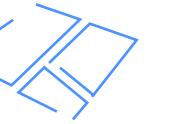
Upper portion with
views of Nanoose
Harbour and
Nanoose Bay



Presence of natural
springs which
provide abundant
fresh water



Daily supply of
500 gallons of
water via a brook



Potential for
large parcel
subdivision



8293 Island Highway North

Site Description

This 14.40 acre parcel is roughly rectangular in shape with some irregularity along the Island Highway.

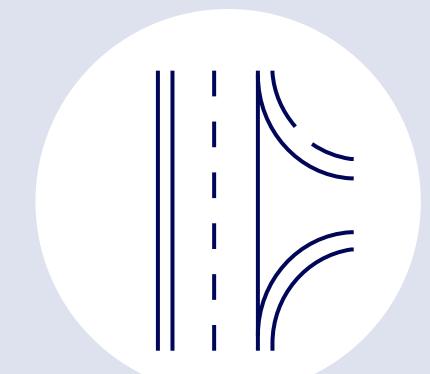
This site boasts roughly 366 feet of frontage along Lorenzen Lane (to the rear), and 271 feet of direct exposure to Island Highway (*measurements should be verified if important*).

The property is further accessed by Southwind Drive (from the South) and Fawn Drive (from the North) which intersect the property mid-depth. The residence onsite is deemed to be of negligible value.

LOCATION HIGHLIGHTS



Lantzville is adjacent to Nanaimo, the fastest-growing metropolitan area on Vancouver Island and one of the top five fastest-growing in Canada over the past five years.



No. 1

Immediate access to the Island Highway



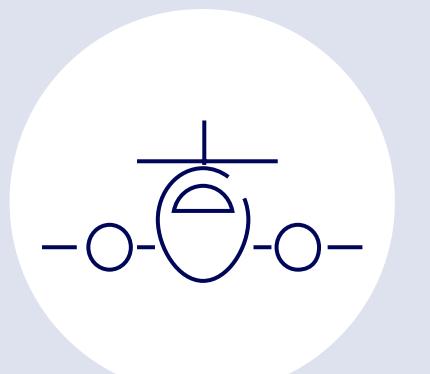
No. 2

20-minute drive to BC Ferries Departure Bay Terminal



No. 3

15-minute drive to the City of Parksville



No. 4

30-minute drive to Nanaimo Airport

Zoning & Future Land Use (OCP)



RU – Rural (Consistent with the OCP)

PERMITTED USES

| Primary | Secondary |
|---------|--|
| House | Carriage House Home Business Secondary Suite |

Dwelling Units

The maximum number of dwelling units per parcel is two

Siting

- The minimum setback for any structure from any parcel line is eight meters.
- The minimum interior side parcel line setback for a house from a parcel line adjoining a Residential zoned parcel is two meters.

Parcel Coverage

The maximum parcel coverage is 30%

Height

The maximum heights are as follows:

| Structure | Maximum Height |
|---------------|----------------|
| Any Structure | Nine meters |
| Fence | Two meters |

Subdivision

The subdivision regulations are as follows:

| Structure | Maximum Height |
|-----------------------------|----------------|
| Minimum Parcel Area | One ha |
| Minimum Parcel Frontage and | Two meters |

Price
Reduced

ASKING PRICE

~~\$1,495,000~~ \$1,250,000

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