

*Price
Reduced*

Colliers

FOR SALE
8293
ISLAND
HIGHWAY
NORTH
LANTZVILLE, BC

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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



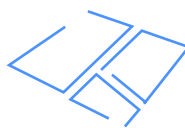
Upper portion with
views of Nanoose
Harbour and
Nanoose Bay



Presence of natural
springs which
provide abundant
fresh water



Daily supply of
500 gallons of
water via a brook



Potential for
large parcel
subdivision



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



No. 1

Immediate access to the Island Highway



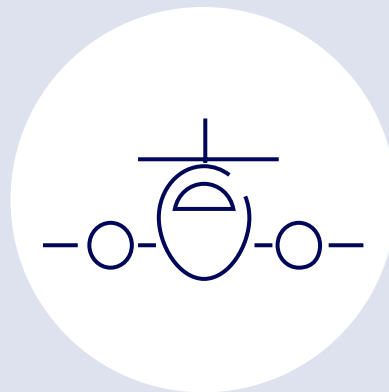
No. 2

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

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ASKING PRICE

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

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