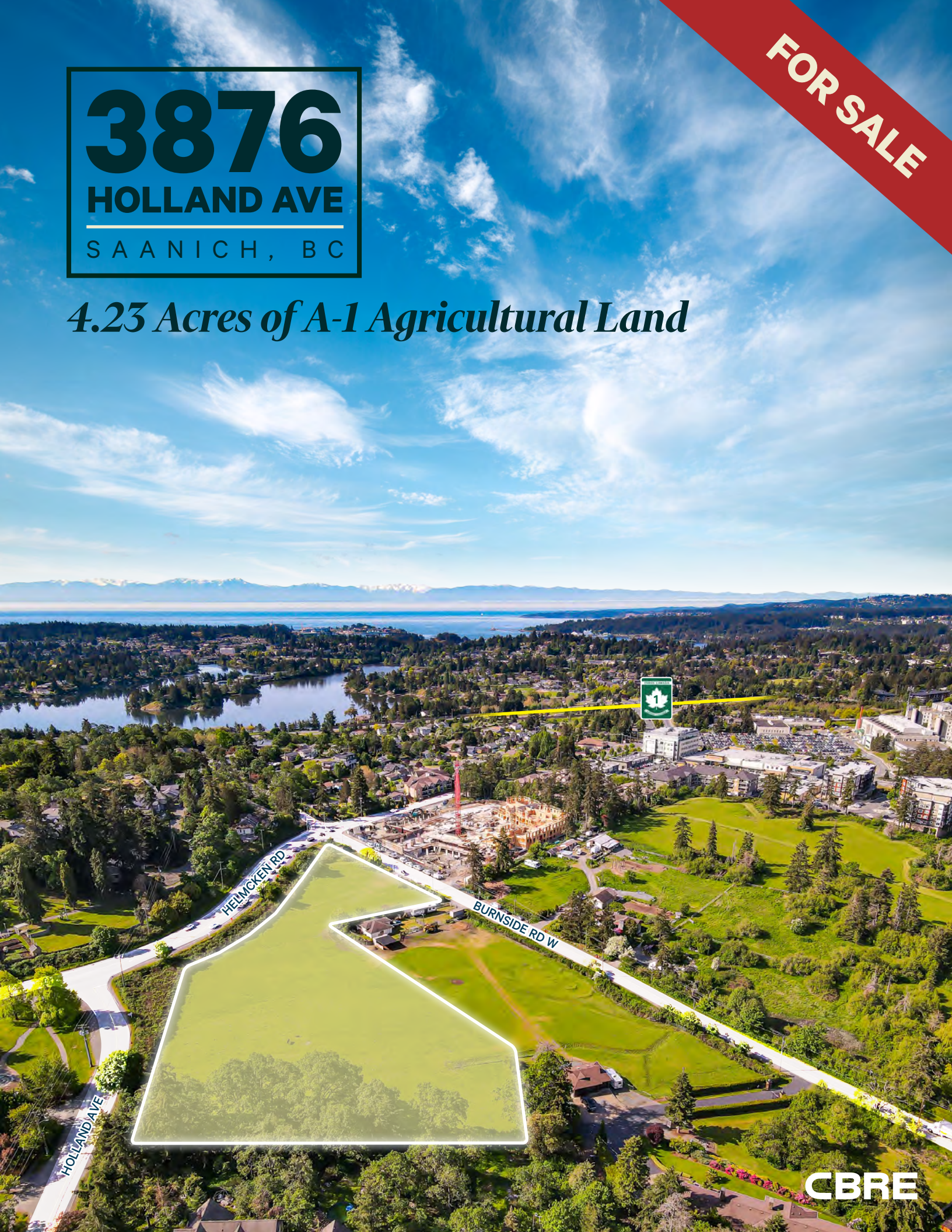


FOR SALE

3876
HOLLAND AVE
SAANICH, BC

4.23 Acres of A-1 Agricultural Land



CBRE

The Opportunity

CBRE Victoria is pleased to present the opportunity to purchase 4.23 acres of A-1 Agriculturally Zoned land in Saanich, BC. The Property, located at 3876 Holland Avenue, is clear and gently sloped providing for an excellent agricultural opportunity and the potential to build a single family dwelling and buildings/structures for agricultural use. The property is located in close proximity to Highway 1 (blocks away), offering excellent vehicular accessibility southbound to the Victoria city core and northbound to the Westshore and North Island. Clear A-1 land with scale and connectivity represents a rare commodity that is not to be missed.

PROPERTY DETAILS

Municipal Address:	3876 Holland Ave Saanich, BC
Legal Address:	LOT 22, BLOCK F, PLAN VIP361, SECTION 9, ESQUIMALT LAND DISTRICT, EXCEPT PLAN 8461 18347 36062 & PT LYING SE OF 36062 SRW 000-213-675
PID:	000-213-675
Lot Size:	4,23 Acres (184,258 SF)
Zoning:	A-1 Rural Zone (2 Ha Lot)
Assessment:	\$5,964 (2024)
Property Taxes:	\$15.00 (2023)

Price: \$1,850,000

Highlights

- 4.23 Acres of A-1 zoned land
- Clear & gently sloped land provides excellent agricultural potential
- Opportunity to build a single family home / agricultural buildings
- Assessment and taxes remain extremely low while in planning
- Excellent vehicular accessibility via Hwy 1 (blocks away)
- Steps from Eagle Creek / Victoria General Hospital
- Located in the geographical center of Greater Victoria providing accessibility to the entire population base

Zoning

A-1 Rural Zone

Permitted Uses:

- Agriculture
- Single Family Dwelling
- Boarding
- Home Occupation
- Accessory Sales
- Accessory Buildings & Structures



FOR SALE



DRIVE TIMES

DOWNTOWN VICTORIA
10 MINS

DOWNTOWN LANGFORD
8 MINS

HIGHWAY 1
1 MIN



SUBJECT PROPERTY

**4.23 Acres of
A-1 Agricultural Land**

3876

HOLLAND AVE

SAANICH, BC

EXCLUSIVE ADVISORS:

Chris Rust

Personal Real Estate Corporation
Senior Vice President
Investment Properties Group Victoria
250 386 0005
chris.rust@cbre.com

Ross Marshall

Personal Real Estate Corporation
Senior Vice President
Investment Properties Group Victoria
250 386 0004
ross.marshall@cbre.com

CBRE

www.cbre.ca
www.cbrevictoria.com

CBRE LIMITED 1026 FORT STREET | VICTORIA, BC V8V 3K4 | WWW.CBREVICTORIA.COM

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