

**AVISON
YOUNG**

FOR SALE

1201 Christie Road

Ladysmith, BC

Opportunity to develop a 4.72-acre residential development site fronting Island Highway in Ladysmith



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Opportunity

Avison Young is pleased to offer for sale a 4.72-acre residential development site fronting Island Highway in Ladysmith, BC.

Ladysmith sits between the two largest urban centres on Vancouver Island — about 23 km south of Nanaimo and within easy reach of Victoria — which gives developers access to broader labour pools, renters and buyers. It's also near major transportation routes including the Island Highway, ferries and the Nanaimo Airport.

Residential demand in Ladysmith has significantly increased as people seek lifestyle, affordability and community amenities. The market is underserved for rental and ownership, specifically for apartments and multi-family spaces.

This offering presents a developer with an affordable land acquisition to build more than 135,000 square feet of apartments or ~130 units (0.66 FSR) in a supply constrained growth market on profitable metrics.



Development highlights

-  Large site offering scale development efficiencies
-  Opportunity to build rental or condo in a supply constrained market
-  Affordable going-in land price
-  Growing demand for quality housing exists, with limited existing supply
-  The location is strategic within Vancouver Island's broader urban network
-  Community plans support sustainable growth and economic diversification
-  Reports completed include environmental, geotechnical, arborist, landscape, survey, traffic study and more. Contact listing agents for data room access
-  Significant on-site infrastructure completed including geotech slope stabilization, sewer main and water at the lot line



Why Ladysmith?

Ladysmith's strategic plans and regional funding show a push toward business and community growth, especially in tourism, waterfront revitalization, and infrastructure improvements. Investments in amenities, trails, heritage hubs and marina developments, help attract more residents and visitors alike.

The local economy includes forestry, tourism, agriculture and growing service sectors. Plus, partnerships with Stz'uminus First Nation development agencies enhance economic opportunities in areas like housing, retail and mixed-use projects.

Residents consistently cite Ladysmith's small-town charm, waterfront access, community events and outdoor activities, which increase its appeal for long-term residents — especially retirees, remote workers, young families, and lifestyle-oriented renters or buyers.



PROPERTY SUMMARY

MUNICIPAL ADDRESS

1201 Christie Road, Ladysmith, BC

PID

031-682-006

LEGAL DESCRIPTION

Lot A District Lot 147 Oyster District Plan EPP114570

SITE SIZE

4.72 acres

ZONING

R-3-A Low Density Residential

FLOOR SPACE RATIO

0.66 (135,698 sf of gross buildable area)

OCP

Neighbourhood Residential

FINANCING

Treat as clear title

OWNERSHIP STRUCTURE

Asset sale – property transfer tax applies

ENVIRONMENTAL

No further investigation required (2021)

PRICING GUIDANCE

\$3,600,000 (\$27 per buildable sf)

Located in the heart of Ladysmith's emerging north-end growth corridor, 1201 Christie Road offers a rare opportunity to develop in one of Vancouver Island's most livable coastal communities. Residents enjoy quick access to Nanaimo's urban amenities, a vibrant heritage downtown filled with local cafés and breweries, and year-round outdoor recreation including waterfront parks, trails, and ocean access — all within minutes of home.

RESTAURANTS & CAFÉS

1. Old Town Bakery
2. Wild Poppy Market
3. In the Beantime Cafe
4. Beans and Banter Cafe & Creperie
5. Spice Hut Indian Cuisine
6. Fox and Hounds
7. Bayview Brewing Company

SCHOOLS & EDUCATION

1. Ladysmith Secondary School
2. Ladysmith Intermediate School
3. Ladysmith Primary School

DRIVE TIMES & NOTABLE COMMUTES

Trans-Canada Highway (Hwy 1)

Regional connectivity

Nanaimo

Major employment, ferry, retail hub

~20-25 minutes north

Duncan / Cowichan Valley

Regional services and wineries

~25 minutes south

Victoria

Capital city access

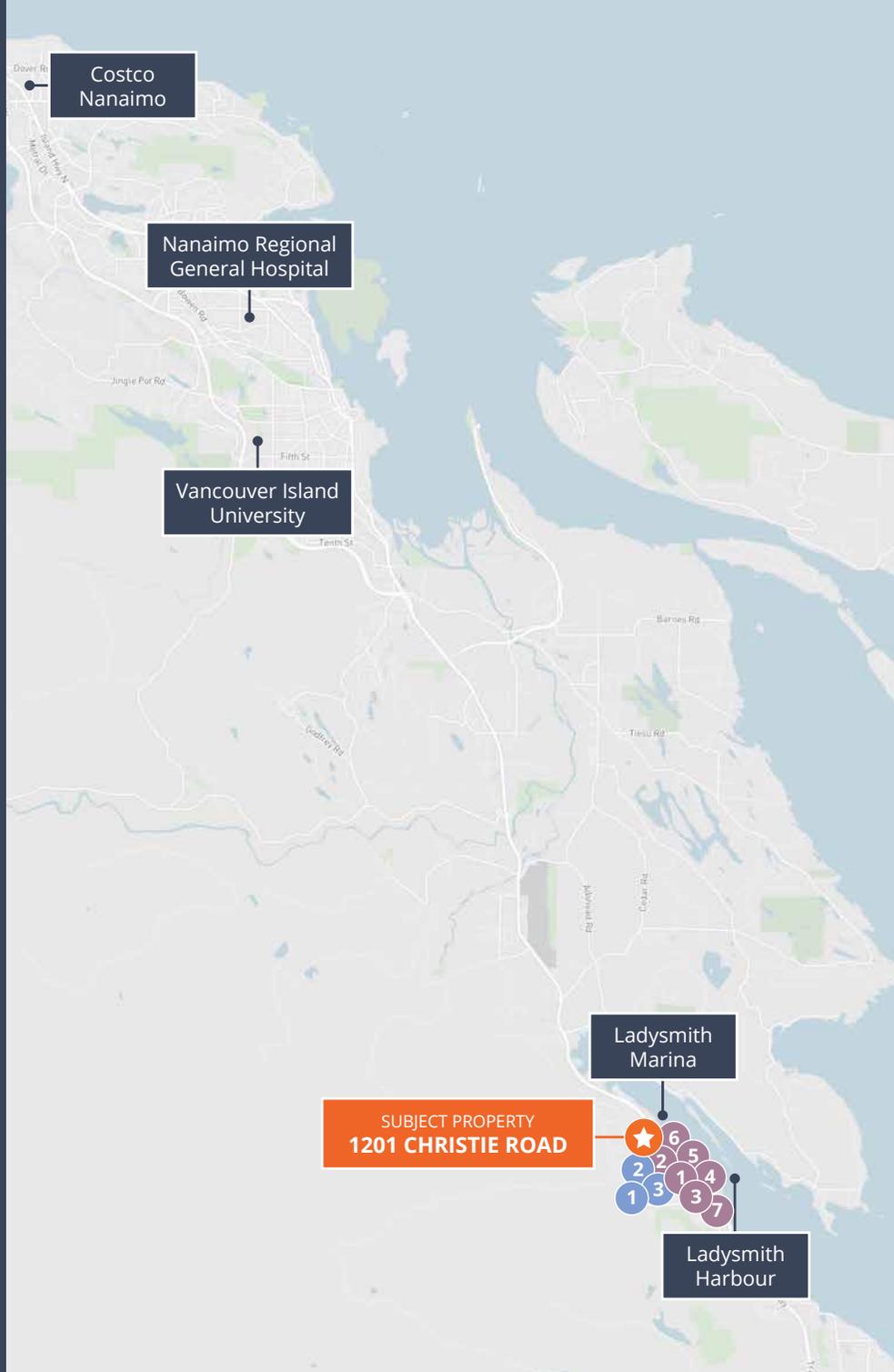
~75 minutes

Nanaimo Airport (YCD)

20 minutes

BC Ferries Departure Bay / Duke Point

25 minutes



Contact for more information

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