

PRICE REDUCED

3145 METCHOSIN ROAD, COLWOOD, BC

Zoned 23-Unit Townhome Development Site in Colwood

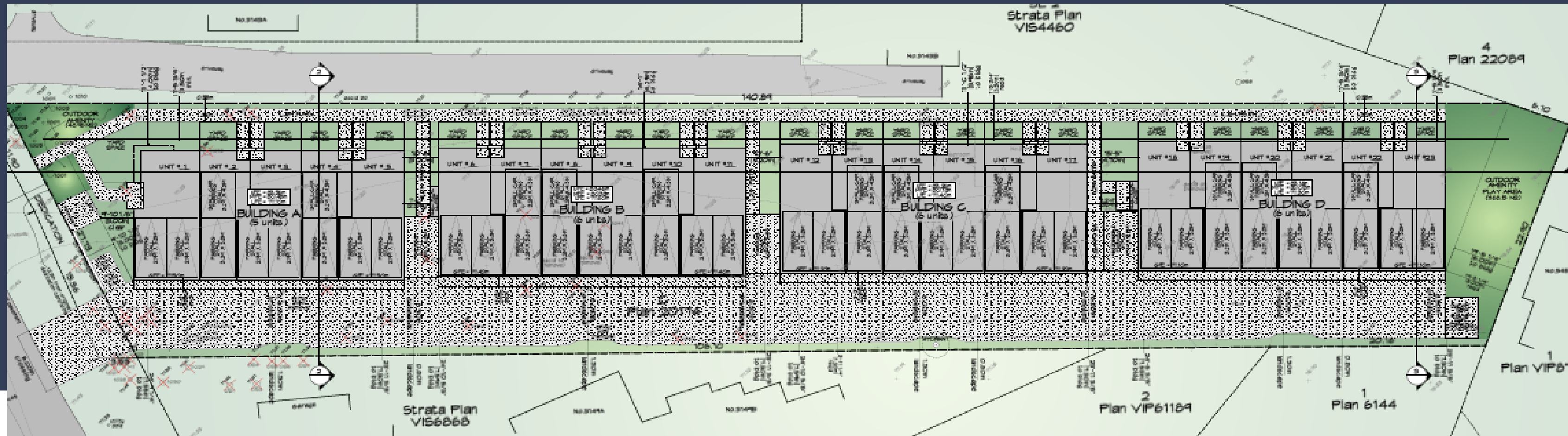
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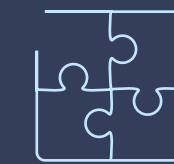
Development Overview



HIGHLIGHTS



Successfully rezoned in November 2025



Delivered with zoning in place, thereby eliminating entitlement risk, reducing holding costs and allowing a quicker time to market



Possibility of 24 townhome units at Development Permit (DP) application stage*



Nearby amenities are abundant within a short driving distance

*DP application will be the responsibility of the purchaser

SALIENT FACTS

Legal Description	Lot C, Section 68, Esquimalt District, Plan 20174, PID: 003-696-995	Proposed No. of Bedrooms	69
Site Area	± 3,367 m ² or ± 36,246 SF as per drawings package provided by the Vendor	Suite Types	A1 - 3 Bedrooms + Tandem (Avg. Size of 1,322 SF) - 11 units A2 - 3 Bedrooms + 2 Car Garage (Avg. Size of 1,528 SF) - 4 units A3 - 3 Bedrooms + 2 Car Garage - End Unit (Avg. Size of 1,535 SF) - 7 units A4 - 3 Bedrooms + 2 Car Garage - Side Entry (Avg. Size of 1,948 SF) - 1 unit Total - 23 units <i>A2, A3 and A4 unit types all have a small bedroom/den area on the ground floor. All units have 2.5 baths but A2, A3 and A4 unit types have an optional bathroom on L1</i>
Services	The subject property has all services to the property line	Parking	49 total spaces (46 parking spaces assigned/in garage and three (3) visitor parking spaces including one (1) accessible)
Access	Access to the subject property is from Metchosin Road	Greenspace Areas	21.35% on site as greenspace which includes an 1,810 SF outdoor play area
Zoning	The RM1 zoning permits a maximum FSR of 1.2, which presents the opportunity for further increased floor areas	Maximum Height	The maximum building height proposed is up to three (3) storeys or up to 10.50 m (measured to midpoint)
Approved Development	23-unit townhome development comprised of four (4) buildings. All the townhome units are three-bedrooms		
Site Coverage	46.50%		
Total Floor Area	± 3,082.80 m ² or ± 33,183 SF (0.94 FAR)		

The Location

The subject property is located in Colwood, a city on the southern coast of Vancouver Island, just 15 km from Downtown Victoria. Colwood is one of the fastest-growing, family-friendly communities with significant residential development planned over the next two decades. With a current population of approximately 25,421, Colwood is projected to grow by 5% over the next five years.

Colwood's expansion is fueled by major developments such as Royal Bay - a master planned community delivering more than 2,000 single-family homes, townhouses and apartment units to the market - as well as the Commons: a 76,640 SF retail village. In close proximity resides the Beachlands project, a 134-acre seaside community valued at \$1.2 billion. Beachlands will feature over 2,800 homes, commercial space, and nearly 50-acres of parks and public spaces.

The area offers abundant outdoor recreation, including Hatley National Park, which is nearby to the subject property. With access to 565-acres of walking and biking trails, the subject property also is nearby Royal Roads University, home to the historic Hatley Castle.

The subject property is conveniently close to shopping, dining, and other amenities. The Trans-Canada Highway offers easy access to Downtown Victoria, just a 20-minute drive away, and other parts of the Capital Regional District. Additionally, the subject property stands to benefit from the planned rapid rail transit system between Langford and Victoria, part of the 25-Year Transit Future Plan for the Capital Region.

DEMOGRAPHICS (5KM RADIUS)

Source: Environics (2024)



\$129,087

Average Household Income



82,302

Current Population



32.1%

High School Diploma

8.0%

Trades/Apprenticeship

19.4%

College Diploma

25.8%

University Degree

Education Attainment



40.2

Average Age



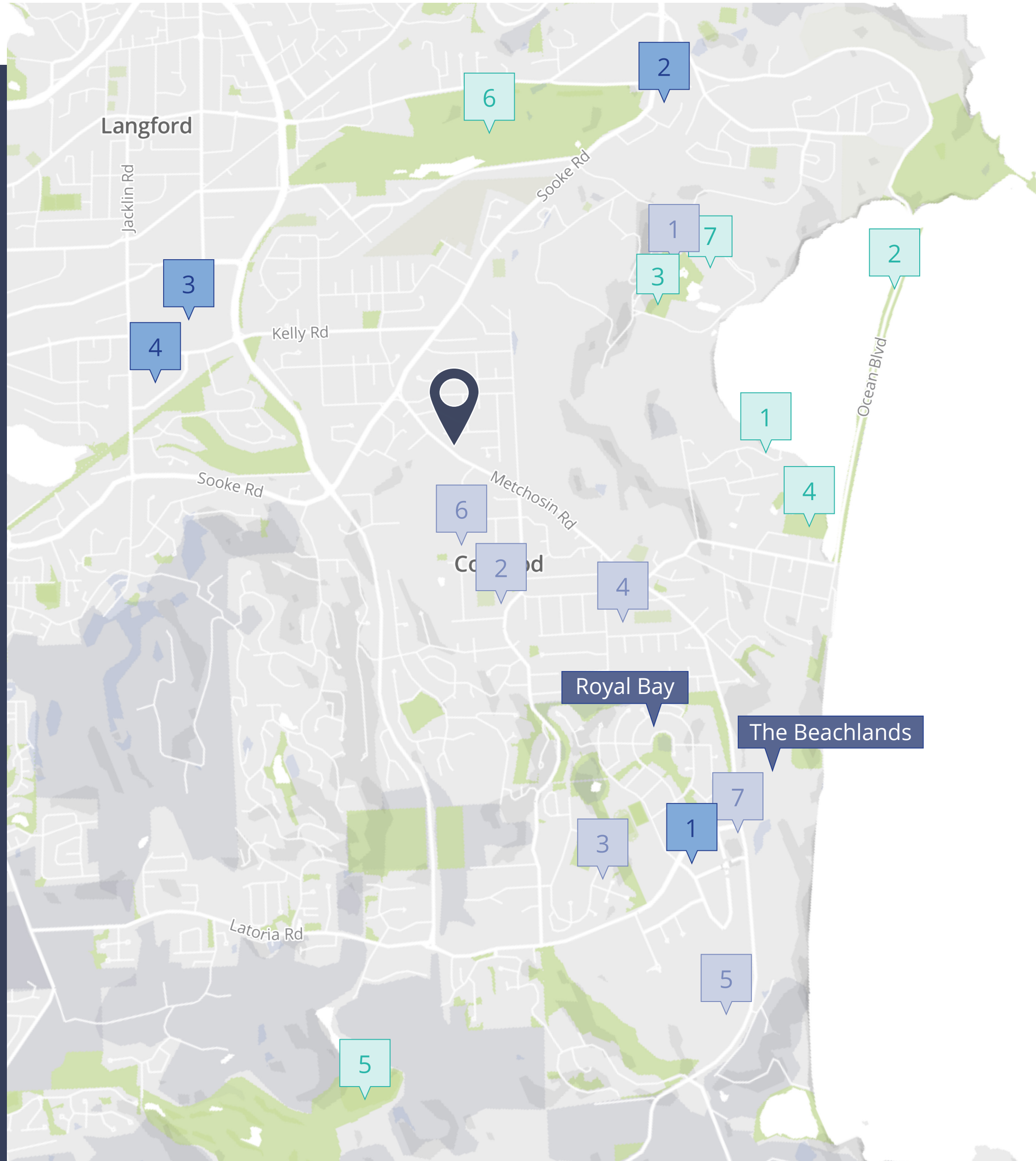
The Beachlands Park



Royal Bay Development



The Commons



Nearby Amenities

RETAIL CENTRES

1 The Commons at Royal Bay

Quality Foods	Subway
Starbucks	BarBurrito
Cascadia Liquor Store	Noodlebox
Pure Pharmacy	Royal Bay Dental
Scotiabank	Next Level Childcare

2 Colwood Corners

Save-on-Foods	Ausca Dental
London Drugs	Acekids Daycare
4 Mile Liquor Store	Opa!
TD Bank	BarBurrito
Coast Capital	Burger Crush

3 Westshore Town Centre

Shoppers Drug Mart	SportChek
BC Liquorstore	Dollarama
CIBC	LifeLabs
RBC	The Brick
Tacofino	WINNERS/Homesense

4 Belmont Market

Thrifty Foods	Belmont Dental
Starbucks	Origin Bakery
Scotiabank	True Boutique
Baan Thai	Sports Therapy
Liberty Kitchen	CEFA Early Learning

PARKS & RECREATION

1	Matilda Park
2	Esquimalt Lagoon
3	Japanese Garden
4	Pithouse Park
5	Olympic View Golf Course
6	Royal Colwood Golf Course
7	Hatley National Park

EDUCATION & CITY SERVICES

1	Royal Roads University
2	Wishart Elementary School
3	Royal Bay Secondary School
4	Dunsmuir Middle School
5	Royal B.C. Museum Archives
6	Colwood Municipality City Hall
7	Western Communities Care Home Site

3145 METCHOSIN ROAD | COLWOOD, BC



~~\$2,500,000~~

\$2,250,000 (\$97,826/unit)

Reduced Purchase Price

OFFERING PROCESS

Prospective purchasers are invited to submit offers to purchase through Colliers for consideration by the vendor. Offers will be considered on a first-come, first-serve basis.

Please contact the listing agents for more information; or, for access to the virtual data room, please submit a Confidentiality Agreement and disclosure forms to the listing agents below.

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