

**PRICE
REDUCED**

COURT ORDERED SALE | 1051 Gammon Way, Shawnigan Lake, BC

Proposed 37-Lot Residential Development Property

Property Highlights:

- ▶ Located in Shawnigan Lake, BC
- ▶ 37 lots virtually ready to subdivide
- ▶ 3 Phases Proposed - Phases 5, 6 & 7
- ▶ Shallow services installed – Phase 5
- ▶ Adjacent to existing residential development

New Price: \$4,695,000

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Opportunity

Opportunity to Purchase a planned development of a potential 37 Single Family Lot subdivision. Property is serviced with a paved road to lot line and graveled road into the Property. NAI Commercial has been advised that shallow services are installed into Phase 5. Estimates available to complete services to all lots, upon request.

It is important to note that potential Buyers MUST do their own due diligence and research as to the future potential of the Property as NAI Commercial (Langley) Ltd does not make any assumptions or guarantees in this regard.

The Location

Shawnigan Village is a small, unincorporated settlement located on the northeastern shore of Shawnigan Lake. It has a unique, rustic appeal and is mainly noted for its recreational opportunities associated with the lake and for its many studios and small shops. For people living nearby, it consists of the commercial core where services can be attained. For tourists and visitors, it is a quaint village where one can take music, art, theatre or dance lessons, enjoy the many recreational activities such as swimming, boating or hiking, or simply enjoy one of the most peaceful and picturesque places on southern Vancouver Island.

Population Projections

Between 2019 and 2025, electoral area B is expected to grow from 8,512 residents to 10,090 residents, an increase of 19% in six years.

Projected Population from 2019 – 2025			
	2019 (Estimate)	2025 (Projection)	2019 – 2025 Growth
Shawnigan Lake	8,512	10,090	19%
Cowichan Valley	80,404	93,071	16%

Further detailed information regarding this offering will be provided upon request. Property to be sold AS IS, WHERE IS. All Offers to be Subject to Court Approval.

SCHEDULE "A" MUST BE ATTACHED TO ALL OFFERS.

The information contained in all marketing materials related to this Property, has been provided by sources deemed reliable by NAI Commercial (Langley) Ltd, however, all information must be independently verified by potential buyers as it is in no way guaranteed by NAI Commercial (Langley) Ltd or its agents.

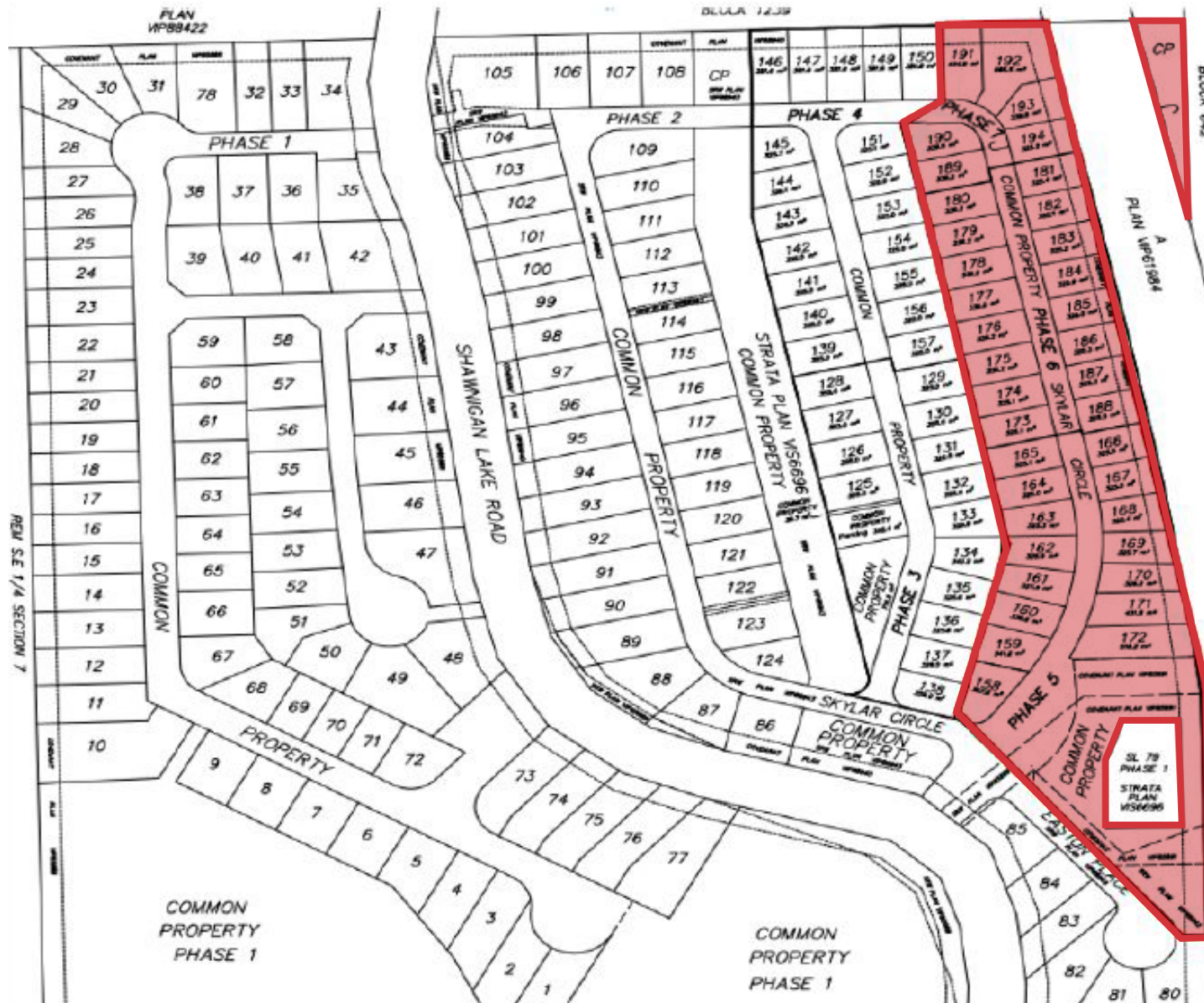
Summary of Salient Facts

Total Lot Size:	5.28 Acres
Zoning:	RR5 (Rural Manufactured Home 5)
Access:	Paved Road to Lot Line
Legal Description:	Remainder of Lot A Section 7 Township 1 Malahat District Plan 4777 Except Phases 1-4 in Strata Plan VIS6696
PID:	005-997-283
New Price:	\$4,695,000

Projection of Housing Needs by Number of Bedrooms			
	2019	2025	Projected Units
Shawnigan Lake			
1 Bedroom	1,784	2,313	529
2 Bedrooms	530	622	92
3+ Bedrooms	862	963	101
Total	3,176	3,897	721

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Development Neighbourhood



Proposed Lots		
Phase	Lot	Size (SF)
5	158	3,961
5	159	3,670
5	160	3,627
5	161	3,531
5	162	3,498
5	163	3,498
5	164	3,498
5	165	3,498
5	166	3,498
5	167	3,498
5	168	3,498
5	169	3,509
5	170	3,509
5	171	4,639
5	172	5,576
6	173	3,498
6	174	3,498
6	175	3,617
6	176	3,617
6	177	3,617
6	178	3,617
6	179	3,617
6	180	3,617
6	181	3,498
6	182	3,498
6	183	3,498
6	184	3,509
6	185	3,509
6	186	3,498
6	187	3,498
6	188	3,498
7	189	3,617
7	190	3,660
7	191	4,790
7	192	7,373
7	193	3,660
7	194	3,498



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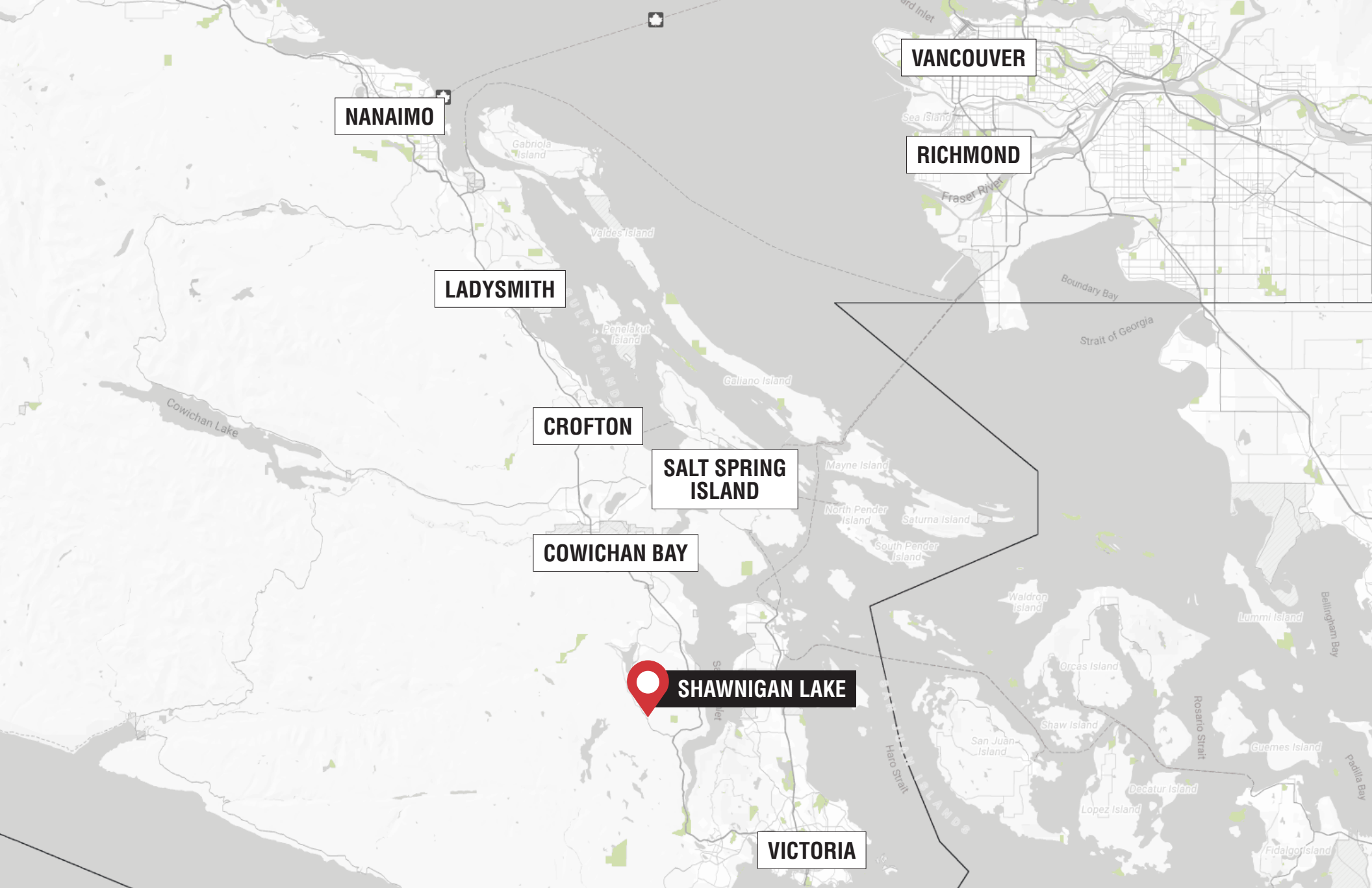
OLD BALDY MOUNTAIN PARK



WEST SHAWNIGAN LAKE PROVINCIAL PARK



SHAWNIGAN LAKE SCHOOL



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