



# 1512 Montgomery Ave Victoria BC

\$3,500,000

Calling all Builders and Developers! A truly unique opportunity awaits in the esteemed Rockland neighbourhood. This Rare Mixed-Use Intensive (MMI) prospect holds the potential for remarkable transformation. Spanning an impressive 12,008 square feet, this lot is poised to accommodate a visionary project comprising 5 luxurious townhomes. One of the most compelling aspects of this opportunity is that there's no need for rezoning. Furthermore, the current zoning permits structures of up to three stories, a key detail that introduces the exciting possibility of capturing captivating water views. Positioned conveniently near St. Charles Street and Fairfield Plaza. Proposed house plans can be provided. This offering invites you to tap into the burgeoning potential of Rockland, crafting a legacy of luxury living within a coveted neighbourhood. It's an invitation to shape the landscape and realize a vision that blends architectural brilliance with a prime locale.

Listing Presented By:



Originally Listed by:  
Jonesco Real Estate Inc

alanpratten@gmail.com



**Royal**

**LePage in the Comox Valley**

121-750 Comox Road , Courtenay,  
BC, V9N3P6

Phone: 250-702-5950

Fax:

corony@shaw.ca