



220 MacDonald Rd Lake Cowichan BC

\$3,950,000

Attn Developers-Opportunity to complete this subdivision in sought after Lake Cowichan. Currently phase 2 is 35% complete with sewer and water and electrical close to the lot lines. The lots have already been cleared and graded and have a subdivision plan. The parcel includes plans for 23 lots, and 3 older duplexes which could be 3 additional lots. One duplex is move in ready with one half of it currently rented, the second half is ready for a tenant. The second duplex requires some finishing work and the third requires substantial work. There are new roofs on all three buildings, and new windows in two of the duplexes. These lots (under one pid) are located 1 km to the beach, shopping and trails. This is a fantastic place to raise a family and enjoy outdoor life all year round! 'As is' Appraisal value of the property is \$3.960M which includes the subdivision costs of paving, sewer and water to 35% of the proposed lots. Vendor can partially finance \$2M at current bank lending rates.

Listing Presented By:



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