



## 3175 Balfour Ave Victoria BC

\$1,600,000

Calling all investors and developers! Here's an exceptional opportunity aligned with the "Missing Middle Initiative" in Greater Victoria. Unlock the potential to rezone and construct townhouses or explore the option to subdivide and build multiple 4-6 plexus. For an even more extensive development venture, the adjacent property at 3165 Balfour is also available for purchase (MLS 951841 ). This promising venture features a level 10,800+ sq/ft rectangular lot on Balfour, strategically positioned just five doors in from Burnside Rd. Don't miss out on this prime development site, ideal for a two-lot subdivision or a multi-unit project when combined with 3165 Balfour Ave.

Listing Presented By:



Originally Listed by:  
eXp Realty

mike@giordanocollective.com



**RE/MAX Ocean Pacific Realty**

2230A Cliffe Ave., Courtenay, BC,  
V9N 2L4

Phone: 250-702-5950

Fax:

corony@shaw.ca