



## 3367 Trans Canada Hwy Cobble Hill BC

\$1,900,000

This development property has an area of 1.92 Acres with a 1957 Built 4172 sf Single Family Dwelling. The structure is in great condition and can provide decent holding income. Please Request Info Package for floor plan. This property can be purchased along with 3375 Trans Canada Highway to form a land Assembly of approx. 3.1 Acres, providing a substantial development opportunity with a combined highway frontage of 272ft. Recent rezoning of similar properties nearby, and proposed Land Use changes to the current CVRD OCP bode well for the future commercial development potential of this site. Average daily traffic count as per 10 year summary concluding in 2022 was 24,136 vehicles per day. Current RR3A Zoning allows for a Home-based Business. A FIRE ON SAT. APRIL 29TH 2023 HAS DESTROYED THE HOUSE AT 3375 TCH THAT PROPERTY IS NOW BEING SOLD ON AN "AS IS, WHERE IS BASIS". PLEASE SEE BROCHURE

Listing Presented By:



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