



# 3375 Opal Rd Nanaimo BC

\$2,145,000

This exceptional 1.6-acre (6,475 m<sup>2</sup> / 69,696 sq ft) development opportunity is located on a quiet road in Nanaimo's desirable Uplands neighbourhood, a community known for its natural beauty & predominantly single-family homes. Zoned R1 (Single Dwelling Residential), the property supports low-density residential development with minimum lot sizes of 500 m<sup>2</sup> (5,382 sq ft) for standard single-family lots or 450 m<sup>2</sup> (4,844 sq ft) for lane-access parcels. Under the OCP, the property is designated "Suburban Neighbourhood" an area oriented toward low-rise residential development with a target density of 25 units per hectare. Typical supported building forms include single-family homes, duplexes, triplexes, fourplexes & townhomes. The property offers approx. 37 m (121 ft) of frontage & an average depth of 135 m (444 ft), providing excellent flexibility for subdivision or multi-unit planning. Existing on the property is a 3-bedroom 1 bath home.

Listing Presented By:



Originally Listed by:  
REMAX Professionals (NA)

brent@brentrussell.ca



**RE/MAX Ocean Pacific Realty**

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

Phone: 250-702-5950

Fax:

corony@shaw.ca