



## 3375 Trans Canada Hwy Cobble Hill BC

\$1,600,000

A FIRE ON SAT. APRIL 29TH 2023 HAS DESTROYED THE HOUSE. THE PROPERTY IS NOW BEEN SOLD ON AN "AS IS, WHERE IS BASIS". o This property also boasts a massive 2 Storey 4200 sf workshop area with 400-amp power. o This property can be purchased along with 3367 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. o 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. o Average daily traffic count as per 10-year summary concluding in 2022 was 24,136 vehicles per day. \*All measurements are approximate purchaser to verify if important.

Listing Presented By:



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