



## 4500 West Saanich Rd Saanich BC \$4,400,000

Redevelopment Opportunity with Holding Income. Positioned in the heart of a growth corridor, this 17,425 sqft. property represents an opportunity to secure a strategic site with stable income. The lot offers dual road access, with over 100 ft of frontage along W. Saanich Rd and approx 60 ft on Viewmont, immediately adjacent to Royal Oak Centre. The 7-unit commercial building is fully leased and has a long history of stable tenancy, providing dependable cash flow while future plans are contemplated. Zoned C-3 with preliminary discussions with the municipality indicate FSR's of 3.5+. This node is undergoing transformation, with nearby city-owned lands rezoned to permit buildings up to 12 storeys and additional developments in various stages of approval. With prominent frontage, and transit connectivity via Transit Exchange, and immediate access to major retail amenities, this property offers an opportunity to secure income today while positioning for significant long-term density upside.

Listing Presented By:



Originally Listed by:  
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