



592 Heatherly Rd Colwood BC

\$990,000

DEVELOPMENT OPPORTUNITY "land assembly" to be sold with 588 and 584 Heatherly providing for approximately 24,510sqft of land with 3 residences in the Colwood 'Transit Growth Area' near shopping, banking, transit, schools, Royal Roads University & Esquimalt Lagoon offering opportunity for redevelopment/rezoning to higher density, potentially 6 stories, subject to application & approval from the municipality. The Official Community Plan designation is "Neighbourhood Centre" permitting Multi-unit residential and mixed-use; Commercial; Institutional; Live/work and home occupations; Customer service oriented industrial uses, where there is an active ground floor & where uses are compatible with residential uses. The neighbouring properties zoned C2 may offer flow-on effect to the subject properties for office, hotel or additional use. Buyers must complete their due diligence with Colwood municipality re development. Sellers may rent back providing revenue while planning your development.

Listing Presented By:



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