



## 7221 Peden Lane Central Saanich BC

\$1,150,000

Amazing Ocean views of Brentwood Bay from this rare mixed-use Development Opportunity in popular Brentwood Bay. Located across from three marinas, the Seahorse Cafe, Brentwood Bay Resort and the Brentwood/Mill Bay ferry. The site is 7400 sq ft, fully serviced, flat, west facing, clean phase 1. Zoned C-3 which allows for a .6 FAR potential for 4400 sqft of buildable with commercial down and residential up. Ideal for an owner occupier to build a boutique building with several business uses permitted. Great location for a boutique market / coffee shop/ office/ restaurant or boat care services. Current design conforms to zoning and the OCP, calls for a 650 sqft CRU down with two 1,200 sqft condos up both with bay views. 9 parking spots and has planning support, no variances, only requires a DP with council approval. Alternatively, a possible rezone to residential could be considered to allow for higher density given the new infill housing changes. Buyer to verify.

Listing Presented By:



Originally Listed by:  
Coldwell Banker Oceanside Real Estate

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