



## LOT 12 & 13 Sanford Way Nanaimo BC

\$225,000

These two building lots are well priced ideally for a buyer to develop into two residential homes - level entry designs with walkout basements. The property currently is unserviced with Cedar Improvement District water located on the lane east of this location (approx. 360') to closest home on the lane. The property has frontage on both Sanford and the lane, both dedicated roads which are not constructed to the property's edge at this time. Neighbouring newer homes' driveway accesses are on the lane off Elm. Each lot is approximately 60'x172' (approx. 10,320 sf or .24 acre) with a grade from the lane down to Sanford Road - this facilitate a gravity sewage treatment design. With a full tree canopy, some timber may be harvestable from the sites. The location in Cedar is excellent as you are close to the local shopping shopping center with Country Grocer, Coco Cafe, and Mahle House Restaurant. Proximity to Nanaimo, BC Ferries at Duke Point are among many additional features.

Listing Presented By:



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