

FOR SALE
205 Bayview Avenue
Ladysmith, BC



Multi-purpose, institutional land and building

- .18 acre lot with excellent in-town exposure
- Three blocks from the downtown heart of Ladysmith
- Two-floor, 4,425 sq ft building with shared lobby entrance
- Ocean view rear deck
- Current tenants are a day care centre and a martial arts studio
- Public transportation nearby
- Zoned P1 (Institutional)
- **Phase 1 Environmental Assessment completed in Nov. 2018**

For More
Information:



Randall Taylor

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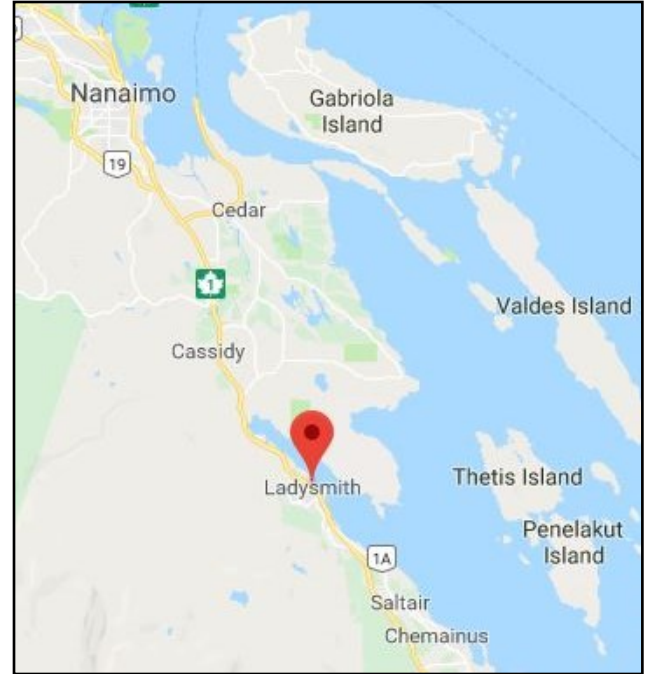
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Ladysmith

Nestled on the eastern shores of spectacular Vancouver Island, Ladysmith features all the warmth and charm of small town living with a full range of services and amenities. Located just 88 km north of Victoria and 23 km south of Nanaimo, Ladysmith is one of the fastest growing communities in British Columbia. The Town has seen a 53% increase in population since 1990.

The Town of Ladysmith supports enhanced economic development efforts and works cooperatively with local industry to continue to grow the local economy.

Ladysmith offers world-class outdoor recreational opportunities, first-class shopping and dining in the historic downtown area, and fun-filled waterfront activities at Transfer Beach.



Zoning

The property is zoned Institutional (P1) which allows a range of civic and community uses including, but not limited to, cultural facility, community care facility, school, nature centre, farmer's market and public parking. Accessory uses permitted included retail sales (with restrictions), community garden and food truck. Visit the Town of Ladysmith's website to see the full list.

Property

Legal Description: Lots 12 & 13, District Lot 56, Oyster District, Plan VIP1684, except part in Plan 223 RW

Taxes (2018): \$4,379.00

Offered for Sale

\$465,000.00

(Four Hundred and Sixty Five Thousand Dollars)