



New 1.56 Acre Investment and Development Property on Vancouver Island

The Stocking Creek Village

NAI Commercial is pleased to present this exciting Vancouver Island development opportunity supported by positive demographics, new business realities, existing anchor tenancies and a development plan that is implementation-ready.

\$749,000.00

For more information:

Kristie Haz PREC*

250-883-0477 • khaz@naicommercial.ca

Investment Opportunity

Property Overview

This 1.56 acre property has services in place including municipal water, hydro and a type 3 septic treatment plant.

The Development Permit is in place to build 16 commercial buildings on the site. One of the 16 buildings (Strata Lot 3) is completed and leased to two anchor tenants, a coffee shop and a gelato producer and retailer. The foundation for a second building (Strata Lot 4) is in place for a 1,500 square foot building.

A self-storage business is located on Strata Lots 1 and 2 and is not part of the offering. The Remainder Lands are for sale, and a prospective buyer can continue with the development plan in place or submit a new application for alternate plans for the Remainder Lands if desired.



Investment Opportunity

Zoning & Legal Description

This 1.56 acre property at 10862 Chemainus Road in Ladysmith is zoned C-2A (Local Commercial A Zone).

Subject to compliance with the General Requirements in Part Five of this Bylaw, this zone provides for the following uses:

C2A Zoning	
Artist Studio	Baker Shop or Confectionary
Barbershop	Beauty Parlour
Shoe Repair	Electric/Electronic Shop
Commercial Recreation and Entertainment	Restaurant
Retail Sales (excluding storage yard)	Residential Dwelling (see details under By-laws)

For detailed information on site specific development and zoning regulations please visit the Town of Ladysmith website.

PARCEL IDENTIFIER (PID): 028-409-248
FULL LEGAL DESCRIPTION: LOT 2 DISTRICT LOT 31 OYSTER DISTRICT PLAN VIP88492, EXCEPT PHASES ONE AND TWO STRATA PLAN EPS3701

PARCEL IDENTIFIER (PID): 030-980-542
FULL LEGAL DESCRIPTION: STRATA LOT 3 DISTRICT LOT 31 OYSTER DISTRICT STRATA PLAN EPS3701 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

A current Development Permit is in place which the buyer can continue to pursue, or you may submit a new application as the C-2A zoning permits a wide variety of uses.

There is incredible upside to this rapidly expanding community with high traffic counts.

Investment Opportunity

Proposed Stocking Creek Village

The Stocking Creek Village is an exciting development with a Development Permit in place. There are several approved building designs under the existing development permit including The Mountain and The Garage pictured here.

The lands of Stocking Creek Village are the only commercially-zoned development lands in Saltair. The residents have warmly embraced the current anchor tenants and the community is broadly supportive of further development at the site.



Artist's Rendering for the Stocking Creek Open Market

ARTIST'S CONCEPTION
STOCKING CREEK OPEN MARKET
LOT 2, DISTRICT LOT 31, OYSTER DISTRICT, PLAN V1P08492



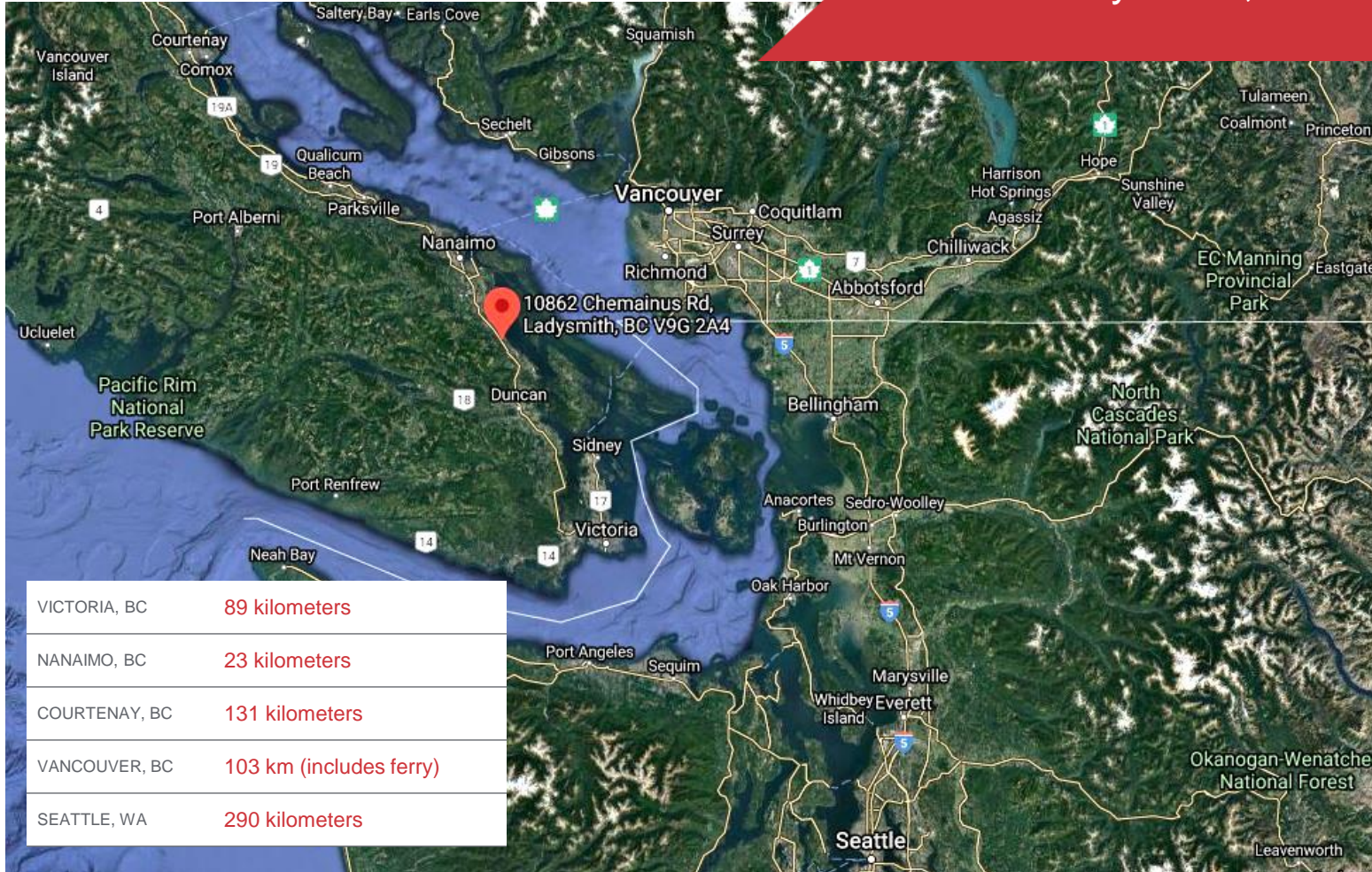
THE MOUNTAIN

ARTIST'S CONCEPTION
STOCKING CREEK OPEN MARKET
LOT 2, DISTRICT LOT 31, OYSTER DISTRICT, PLAN V1P08492



THE GARAGE

ARTIST'S CONCEPTION
STOCKING CREEK OPEN MARKET
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“Ladysmith is a spirited community that values its small town quality of life, where we work together as stewards of our heritage, environment and economy.”

For more information:

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NAI Commercial

NAI Commercial Central Vancouver Island Ltd. is a full service commercial real estate brokerage providing personalized service in central Vancouver Island since 1993. Our team of dedicated professionals provides clients with market knowledge and insight for the region stretching from Duncan to Campbell River and west to Tofino.

We are a locally owned firm, a member of the Vancouver Island Real Estate Board, and have global reach through our association with NAI Global. NAI Commercial has an extensive team who combine their expertise to help our clients achieve their objectives. We are fortunate to work with a full range of clients, including individual investors, local business owners, developers, international corporations and governments at all levels.

Kristie Haz

Kristie has been rooted in the Real Estate Industry for 25+ years. With an established background in development and construction, Kristie has built over 100 homes including both single-family and multi-family projects, in British Columbia. Kristie is committed to “win-win” business strategies and believes in efficient, timely, and accurate execution of transactions.

This modern-day thinker and hard worker is inspired by the creative process, thriving on crafting something extraordinary out of nothing. With Kristie’s vast amount of experience, she is a seasoned negotiator and has an acumen for high risk and complex deals. Kristie has an innate ability to put puzzles together and make land make sense.

