



**COLDWELL
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COMMERCIAL**

OCEANSIDE REAL ESTATE

FOR SALE

EXCITING INVESTMENT AND DEVELOPMENT PROPERTY

\$749,000

10862 Chemainus Road
Ladysmith, BC

AVAILABLE SPACE
1.4 Acres

FEATURES

- C-2A Commercial Zoning
- First building fully leased
- Vendor to build second building (for additional cost)
- Expansion for an additional 14 sites approved but not mandatory under existing DP



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OFFICE

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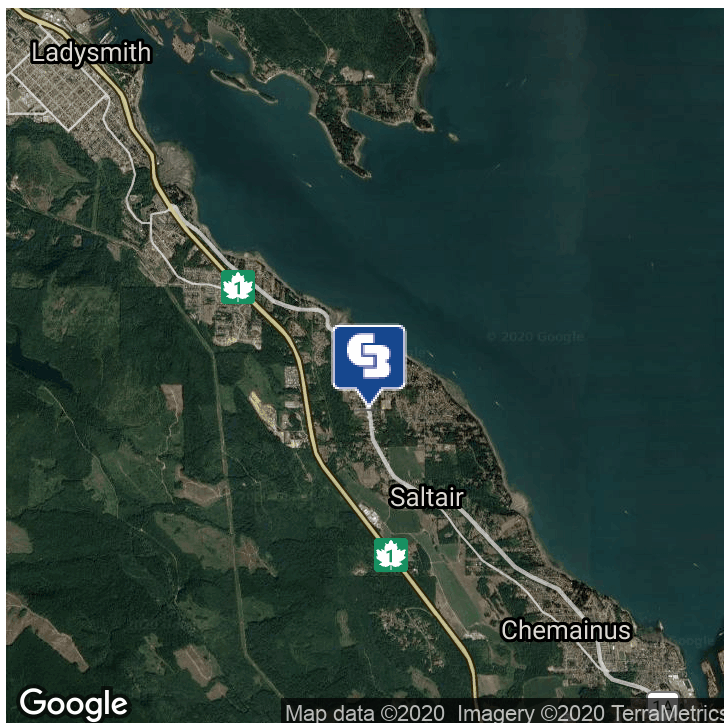
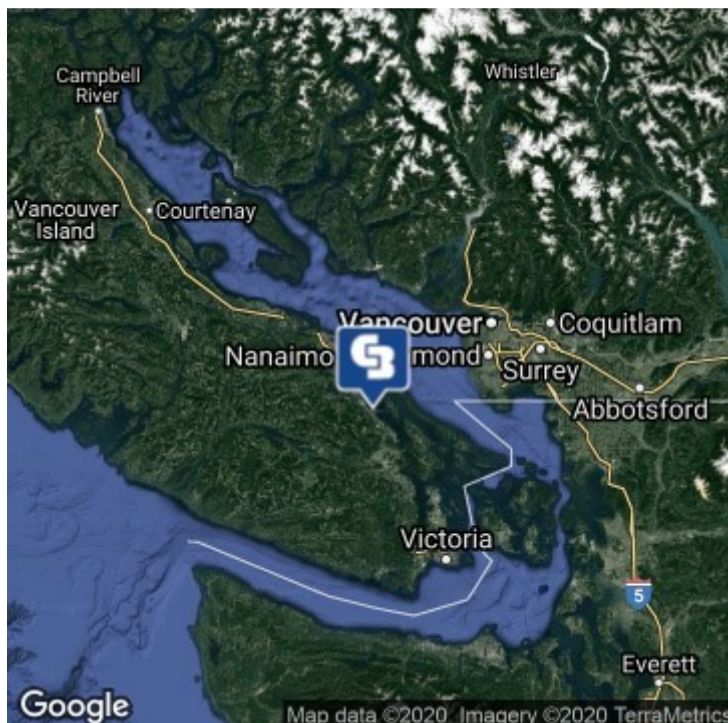
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10862 Chemainus Road, Ladysmith, BC V9G 2A4

SALE



OFFERING SUMMARY

Sale Price \$749,000

Lot Size 1.4 Acres

Zoning C-2A

Strata Fee/Month \$335.58

Development Permit 16 Strata Units

PROPERTY OVERVIEW

The Stacking Creek Village development is on a 1.4-acre C-2A zoned parcel with services in place, including municipal water, hydro and a Type 3 septic treatment plant. C-2A zoning permits a variety of commercial uses. A Development Permit is in place to build 16 commercial buildings – two larger buildings that front on Chemainus Road and 14 smaller buildings on the remainder lands behind them.

One of the front buildings (Strata Lot 3) is completed and leased to two anchor tenants – a coffee shop and a gelato producer and retailer. The foundation is completed for the second front building (Strata Lot 4) of 1,500 square feet. The Seller has been approached by a potential tenant regarding construction and leasing of the second building. The remainder lands may be developed under the current Development Permit, or the Buyer may submit a new application for an alternative plan.

The recent pandemic with many employees connecting virtually and working from home has caused businesses to rethink the long-term need for larger offices. The 14 C-2A zoned lots are a unique opportunity for businesses that downsize in light of this new reality. These small buildings may be reasonably priced at less than \$300,000 and nevertheless provide an attractive profit for the developer and mortgage payments for building purchasers at today's interest rates that, in many instances, are competitive with rent on alternative space.

The Town of Duncan, at the head of the Cowichan Valley, is one of the fastest-growing communities in British Columbia; and the Cowichan Valley is an economically-vibrant area with Saltair strategically located between Chemainus and Ladysmith.

Stacking Creek Village is an exciting development opportunity supported by positive demographics, new business realities, existing anchor tenancies and a development plan that is implementation-ready.

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STOCKING CREEK VILLAGE APPROVED BUILDING DESIGNS UNDER EXISTING DEVELOPMENT PERMIT



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Landscape Plan 1:250



Design Section Through Amenity Area Shelter and Patio

Candidate Plant List

- Non-native Trees (4-6m tall)**
- Acer glabrum - sweetgum
 - Acer rubrum - red maple
 - Betula papyrifera - paper birch
 - Prunella virginiana - black cherry
 - Quercus rubra - red oak
- Non-native Shrubs (4-6m tall)**
- Abutilon - okra
 - Camellia - camellia
 - Chimonanthus - wickstraw
 - Hamamelis - witch-hazel
 - Malus - crabapple
 - Philadelphus - mock-orange
 - Prunella - blackberry
 - Quercus - oak
 - Rosa - rose
 - Spiraea - spirea
 - Staphylea - dogwood
 - Witch-hazel
- Groundcover, Perennials, Grasses**
- Asplenium - asplenium
 - Beta - beets
 - Brassica - brassica
 - Chrysanthemum - chrysanthemum
 - Coreopsis - coreopsis
 - Delphinium - delphinium
 - Dracopis - dracopis
 - Geranium - geranium
 - Hebe - hebe
 - Hosta - hosta
 - Hydrangea - hydrangea
 - Impatiens - impatiens
 - Juniperus - juniper
 - Lonicera - lonicera
 - Lythrum - lythrum
 - Monarda - monarda
 - Nepeta - nepeta
 - Ornithogalum - ornithogalum
 - Pachysandra - pachysandra
 - Phlox - phlox
 - Primula - primula
 - Salix - willow
 - Sedum - sedum
 - Sparganium - sparganium
 - Stachys - stachys
 - Taraxacum - dandelion
 - Thalictrum - thalictrum
 - Urtica - stinging nettle
 - Valeriana - valeriana
 - Verbena - verbena
 - Viola - viola
 - Xanthoxylum - xanthoxylum

General Landscape Notes

1. This drawing is preliminary. NOT FOR CONSTRUCTION.
2. All proposed landscape works shall be in accordance with the BC Landscape Standard, latest edition.
3. The 10-year establishment period and maintenance program shall be provided.
4. All lighting design shall be based on the BC Landscape Standard, latest edition (2014) or other.
5. All landscape lighting shall be with outdoor-rated lighting (LED recommended).
6. Proposed grading and drainage design is shown.



Artist's Rendering - View Towards Market From Chemainus Road

Revisions			
Date	Details	By	CHK
05/11/14	DPA	JPH	
21/10/14	revised to show input	JPH	
16/10/14	coordination review	JPH	

Proposed Stocking Creek Market Landscape Plan



Project: 14-Stocking Cr
Date: 15/10/14
Drawn: JPH Checked: JPH
Scale: 1:250
Sheet: DP-L1 of 1

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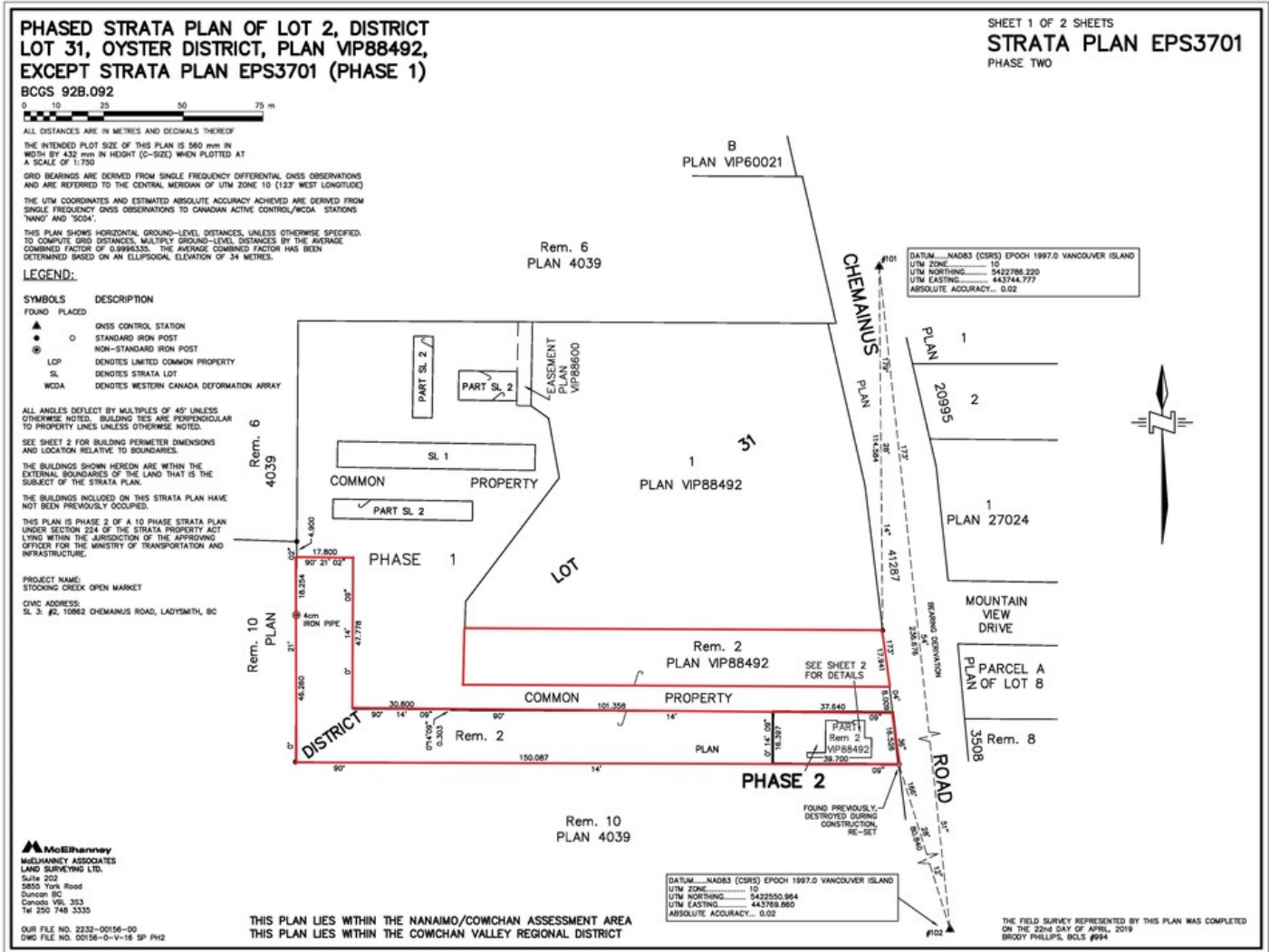
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PERMITTED USES IN THE C-2A SMALL LOT LOCAL COMMERCIAL ZONE

The following principal uses and no others are permitted.

- Arcade, billiard room, games room
- Artist studio
- Clinic
- Community educational use
- Community police office
- Equipment sales, servicing and repair
- Financial establishment
- Health studio
- Market
- Nursery
- Office
- Parking garage and parking lot
- Personal service use, excluding hairdressing and clothes washing facilities
- Printing and publishing; library
- Recreational facility
- Restaurant
- Retail sales, including automotive parts and accessory sales

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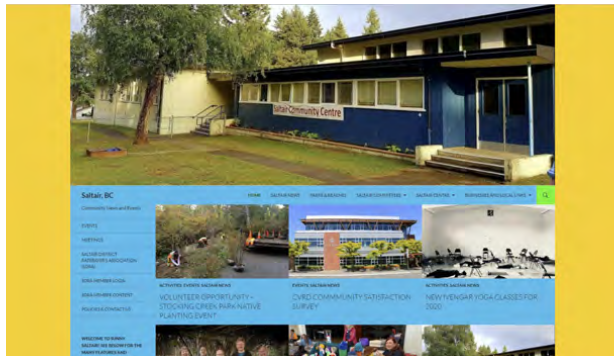
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SALTAIR AND STOCKING CREEK VILLAGE

Saltair is an unincorporated coastal community situated between Chemainus and Ladysmith in central Vancouver Island. The community has approximately 2,300 residents who value the rural surroundings and the panoramic mountain and ocean vistas. Saltair's climate is temperate and supports a diverse ecosystem and a healthy outdoor lifestyle.

The lands of Stocking Creek Village are the only commercially-zoned development lands in Saltair. The residents of Saltair have warmly embraced the coffee shop and the gelato producer and retailer who are the anchor tenants of Stocking Creek Village. The community is broadly supportive of further development at the site. Under the current Development Permit, the 14 small commercial buildings on the remainder lands will front on an attractive common greenspace. When completed, Stocking Creek Village will become a prominent centre for economic and social activity in Saltair.

For more information on Saltair and Stocking Creek Village, please visit these websites.



SUNNYSALTAIR.CA



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