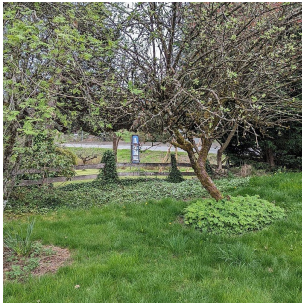


# 3375 Trans Canada Hwy, Cobble Hill

\$875,000



A FIRE ON SAT. APRIL 29TH 2023 HAS DESTROYED THE HOUSE. THE PROPERTY IS NOW BEEN SOLD ON AN "AS IS, WHERE IS BASIS". -PRICE JUST REDUCED TO \$900K

- This property also boasts a massive 2 Storey 4200 sf workshop area with 400-amp power.
- This property can be purchased along with 3367 Trans Canada Highway to form a land Assembly of approx. 3.1 Acres, providing a substantial development opportunity, with a combined highway frontage of 272ft.
- Recent rezoning of similar properties nearby, and proposed Land Use changes to the current CVRD, OCP bode well for the future commercial development potential of this site.
- Average daily traffic count as per 10-year summary concluding in 2022 was 24,136 vehicles per day.
- \*All measurements are approximate purchaser to verify if important. (id:56120)

## KEY INFORMATION

MLS® 933547

Land Only

Cobble Hill

0 Bedrooms

0 Bathrooms

0 SF

51,400 SF Lot

## FEATURES

Year Built: 1968

Listed By: Royal LePage Coast Capital - Chatterton