

# 3482 Bethune Ave, Saanich

\$1,200,000



**\*Development site for sale\*** Up to 6 story development opportunity at Uptown, Saanich. Applications for re zoning on similar sites have recently achieved an FSR of approximately 3:1. Walk score of 92 with major retailers and amenities just steps away including Saanich Plaza, Uptown centre, Walmart, Whole Foods, Save on Foods, Best Buy, Browns Social House, and Shoppers Drug Mart. Convenient access to Patricia Bay Highway, with 20 minutes to Victoria International Airport and 25 minutes to Swartz Bay Ferries. Nearby Hwy 1 North through Mckenzie interchange to Western Communities is reachable within 12 minutes by car, or South to downtown Victoria in 5 minutes. This friendly community is an outdoor enthusiasts dream, with hiking, cycling and all major trails, parks and nature sanctuaries all close by. A rare opportunity ! (id:56120)

## KEY INFORMATION

MLS® 953260

Residential Detached

Quadra

4 Bedrooms

1 Bathroom

1,545 SF

6,000 SF Lot

## FEATURES

Year Built: 1938

Listed By: Sutton Group West Coast Realty

**rennie**