

# FOR SALE



347-353 DOGWOOD DR. & 113 CLARKE RD.  
LADYSMITH, BC

4.63 Acre Development Site Designated for  
Townhouse & Multi-family



**FOR SALE**  
**347-353 DOGWOOD DR. & 113 CLARKE RD.**  
 LADYSMITH, BC



**THE OPPORTUNITY**

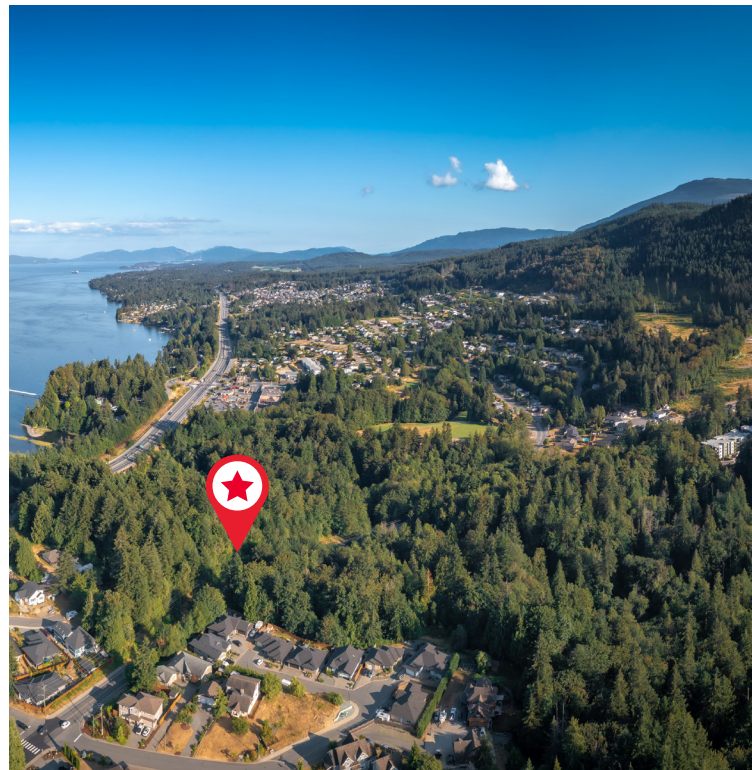
C&W is pleased to present an opportunity to acquire a freehold interest in 347-353 DOGWOOD DR. & 113 CLARKE RD., Ladysmith BC.

The three adjacent lots total 4.63 Acres, and are currently vacant land. The site is designated in the Ladysmith OCP as Neighbourhood residential and allows for a maximum 1.7 FSR, with potential for townhouse or wood frame multi-family development.

**LOCATION**

The subject properties are located south of Ladysmith Town Centre. Incorporated in 1905, Ladysmith is filled with a rich historical past and recent reactivation with local shops, pubs, and restaurants. An established community with a population of 8,990, and strategically located mid island between Nanaimo and Victoria, Ladysmith is an active recreational destination for mainlanders visiting Vancouver Island.

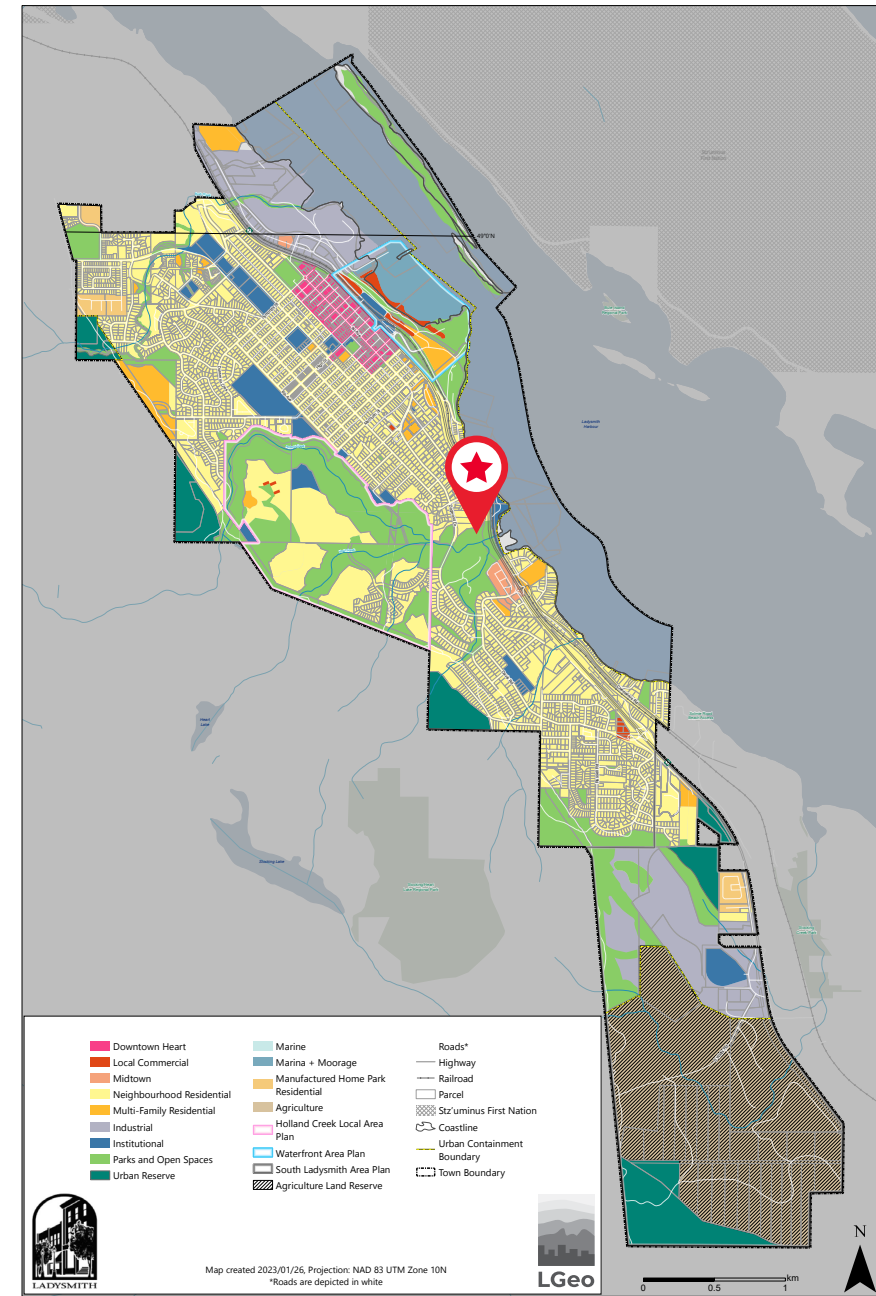
DEMOGRAPHICS	1 KM	3 KM	5 KM
Population (2023)	1,523	9,134	12,533
Median Age (2023)	54.48	52.92	48.64
Avg. Household Income (2023)	\$96,653.13	\$90,966.81	\$97,794.91



**SALIENT DETAILS**

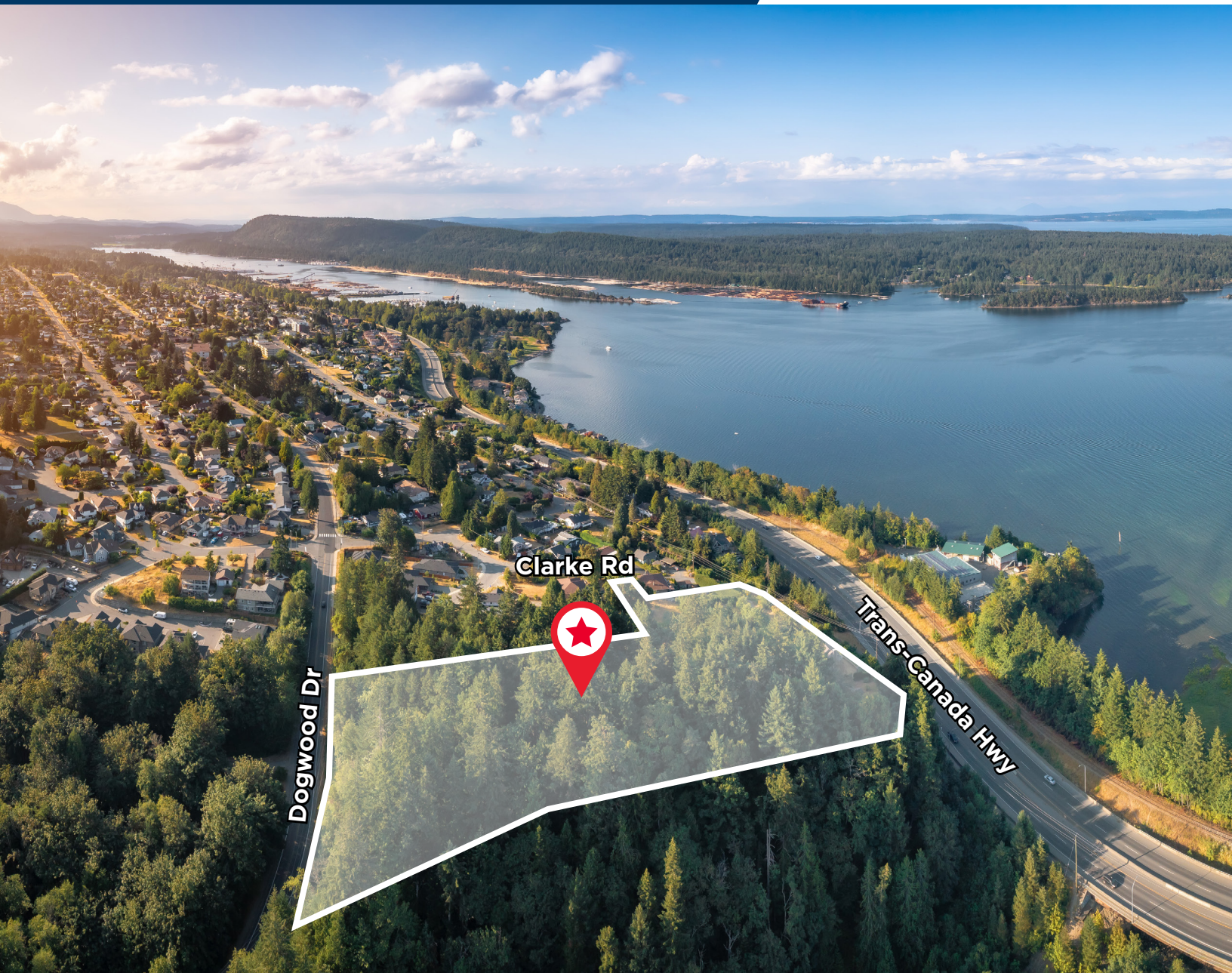
	113 Clarke Road	347 Dogwood Drive	353 Dogwood Drive
PID	006-464-211	005-838-622	005-838-631
Lot Area (SF)	63,162	69,260	69,260
Lot Area (Acres)	1.45	1.59	1.59
Zoning Bylaw	R-1	R-1	R-1
OCP	Neighbourhood Residential	Neighbourhood Residential	Neighbourhood Residential
Maximum FSR (Residential)	1.3	1.3	1.3
Maximum FSR (Mixed-Use)	1.7	1.7	1.7
Gross Taxes (2023)	\$3,427	\$3,210	\$2,760

**TOWN OF LADYSMITH OFFICIAL COMMUNITY PLAN**



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