



**CUSHMAN &
WAKEFIELD**

FOR SALE / WATERFRONT LOT
101 FULFORD-GANGES ROAD
SALT SPRING ISLAND, BC
±18,295 SF DEVELOPMENT SITE



David Canning

Senior Vice President

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±18,295 SF DEVELOPMENT SITE

LOCATION

The subject property is located in a prime waterfront location in Ganges Harbour offering exposure to both Fulford-Ganges Road and marine traffic travelling in Ganges Harbour

Salt Spring Island is one of the Gulf Islands located between Vancouver and Vancouver Island. It is the largest, most populous, and the most frequently visited of the Southern Gulf Islands.

The largest village on the Island is Ganges Harbour, which is the main service centre on the island with several grocery stores, numerous restaurants and art galleries, banks and a variety of other services. Ganges Harbour has several marinas and is the home base for a Canadian Coast Guard cutter. It is also a busy seaplane aerodrome, with several scheduled flights a day to Vancouver

SITE DESCRIPTION

The site totals ±18,295 sq. ft. (±0.42 acres) It is irregular in shape with frontage along Fulford- Ganges Road of approximately 90 feet and frontage onto Ganges Harbour of approximately 200 feet. An easement on the south side of the property provides road access to the residential subdivision to the southeast

LEGAL DESCRIPTION

Lot 1, Section 1, Range 4 East, North Salt Spring Island, Cowichan District, Plan 17396
PID: 003-930-521

ZONING

General Employment GE3(a). Permitted uses in the GE3(a) zone are to be marine-dependent.

The GE3(a) zoning designation will only approve uses that are "marine-dependent".

Marine-dependent is defined in the current zoning bylaw as follows:

"a use that either requires direct contact with tidal water and cannot exist at a non-marine location due to the intrinsic nature of its operations, or a use that cannot occur economically in a non-marine location."

ENVIRONMENTAL

The Vendor has conducted on-site and off -site environmental assessment work. Upon prospective purchasers executing a Confidentiality Agreement, Imperial will provide access to a "Confidential Data Room" which will contain, among other documents, relevant environmental reports and the Vendor's standard form Offer to Purchase (OTP). The information provided in the Data Room is for information only, and the Vendor makes no warranties or representations regarding the accuracy of that information. Prospective Purchasers will be encouraged to review these reports and the OTP, including the schedules attached to the OTP, prior to submitting a Letter of Intent.

The property will be sold on an "as is, where is" basis. The Vendor will not be completing any further environmental assessment work or providing a Certificate of Compliance for the property prior to closing

PROPERTY TAXES

\$9,582.62

ASKING PRICE

\$675,000



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