



Colliers

1072 Cedar Road & 1512 Frew Road, Nanaimo, BC

13.19 Acre Small Lot, Single-Family Development Site **For Sale**

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Opportunity

To acquire a rare Nanaimo single family development property situated in the south Nanaimo community of Cedar near Trans Canada Highway access.

Location

Located on the north side of Cedar Road just east of the Frew Road intersection and across the street from the Nanaimo Regional Landfill just south of the Trans Canada Highway in the community of Cedar in South Nanaimo. Adjacent to the property to the north is a 175 acre portion of what is known as the "Sandstone" lands, a new soon-to-be-developed 726 acre master-planned community that will feature a wide range of land uses such as commercial, retail, and residential opportunities.



▲ Sandstone Development

1072 Cedar Road

1512 Frew Road

▼ Sandstone Development



Property Overview

Totalling 13.185 acres the two legal parcels are accessed from both Cedar Road running north-south and Frew Road (east-west). Together the two contiguous parcels create an L-shape that is generally flat with a gentle slope upward following Frew Road towards the center of the site. There is approximately 570 feet of frontage along Cedar Road and approximately 456 feet of frontage on Frew Road. The site is currently vacant and primarily forested. There is a small march/wetland area in the north-east corner of the property.

Servicing

A 150mm diameter sanitary force main (installed in 2013) and a 200mm diameter water main (circa 1978) run along the Cedar Road frontage. A 150mm diameter water main (1978) runs along the Frew Road frontage. There is a City of Nanaimo fire hydrant at the Frew Road intersection. There is a 250mm sanitary main a 675mm storm main on Cedar Road that can be extended up Frew Road to service a new development.

Area

Cedar is a small, rural community established during the 1920's about 10km south of downtown Nanaimo. Cedar is mostly rural but with a good mix of different types of properties in the neighborhood; amenities such as bank, grocery, pharmacy, and cafes can be found in the Cedar Village Square with some of Vancouver Island's most revered restaurants, pubs, local farms, art galleries and the Cedar Farmers' Market also close by. There are several provincial parks offering miles of walking/biking trails within minutes.



4 minutes

3.4 km
Country Grocer



4 minutes

3.4 km
Island Savings Bank



4 minutes

3.4 km
The Medicine Shoppe
Pharmacy



4 minutes

3.0 km
Coco Cafe



8 minutes

6.4 km
Crow & Gate Pub



Salient *Facts*

LOT 62, SECTION 2, NANAIMO DISTRICT, PLAN 1333,
EXCEPT PART IN PLAN VIP74440 PID: 007-600-569

Legal Descriptions

LOT 61, SECTION 2, NANAIMO DISTRICT, PLAN 1333,
EXCEPT PART IN PLAN 23662, EXCEPT PART IN PLAN
EPP12401 PID: 007-600-551

Site Size

13.185 acres (574,338 sqft)

Property Taxes

\$10,557 (2022)

Asking Price

\$5,850,000

Development Potential

In 2012 a preliminary layout acceptance (PLA) was granted by the City of Nanaimo for a 90 lot development with lot sizes ranging from 3,100 to 6,800 square feet in size.

The Nanaimo OCP was updated and adopted by Council in 2022 and the road standards were adopted as an amendment to the Subdivision Control Bylaw in 2020 so the previous PLA did not consider the bylaw changes and would need to be re-applied for.

Housing Need

The Regional District of Nanaimo has informed on housing needs in rural areas and more housing in the Regional District of Nanaimo's rural areas will be required to meet a growing need, a consultant's report (Deloitte Canada) suggests. According to the consultant's report, Cedar-South Wellington-Yellowpoint-Cassidy (Area A)'s total housing need is 387 single and multi-family dwellings in the next five years.

Zoning

R2 Single Dwelling Residential - Small Lot. This zone provides for small lot subdivisions, which are intended to contribute to the mix of housing within the city while offering an affordable and sustainable form of single residential dwelling developments.





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