



**CUSHMAN &  
WAKEFIELD**

**FOR SALE**  
**DEVELOPMENT OPPORTUNITY**  
**MORGAN MAPLES**  
9090 TRANS CANADA HIGHWAY, CHEMAINUS, BC



Morgan Maples presents the opportunity for an investor to acquire 100% interest in a 21.53 acre development site located on Vancouver Island, south of Chemainus on the Trans Canada Highway. This property is zoned for a 115 lot modular home park and is shovel ready, with all plans in place.

**HIGHLIGHTS**

- 21 acre site located on the Trans Canada Highway
- 115 modular homes approved
- Architectural & engineering plans ready
- \$471,000 proforma net income on completion
- Outright land sale
- **Sale Price: \$3,450,000**



**Anne Tanner**

Personal Real Estate Corporation  
Vice President  
250 410 3001  
anne.tanner@ca.cushwake.com

# FOR SALE

## DEVELOPMENT OPPORTUNITY

# MORGAN MAPLES

9090 TRANS CANADA HIGHWAY, CHEMAINUS, BC

### PROJECT SUMMARY

Morgan Maples is a construction ready development site with extensive future revenue potential; the site is fully planned with completed engineering and architectural plans in place and is ready to be developed. The development has been meticulously planned with first class features and amenities such as:

- Natural gas
- Walking Trails
- Gated entrance
- Attractive landscaping
- Character street lighting
- A Resident's Association
- Paved roads and driveways
- 8" municipal water connection has already been installed and is ready for connection
- Recreational vehicle and boat storage
- On-site 24 hr management and caretaker
- Sidewalks and treed boulevards throughout
- Outdoor recreational area, playground and basketball court



## LOCATION

Morgan Maples is ideally located in the heart of Vancouver Island's Cowichan Valley, just minutes from Chemainus.

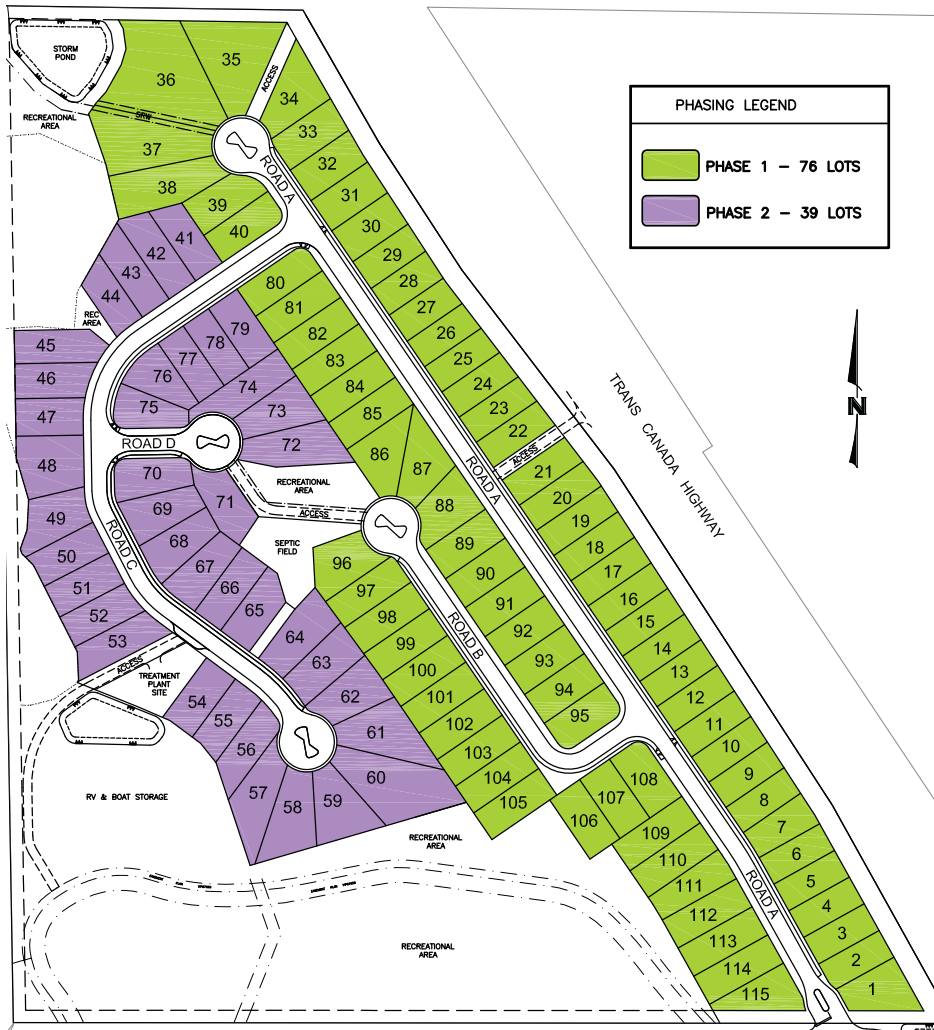
There is a significant cross section of amenities such as restaurants, entertainment venues, financial institutions, swimming and workout facilities golf and retailers in nearby Chemainus, Duncan and Ladysmith.

The property is 7 minutes away from the 502,373 sq.ft Cowichan Commons which features retailers such as Walmart, Rona, Home Depot, Canadian Tire, Future Shop and Serious Coffee.

Nearby communities offer a full complement of healthcare and education facilities, including the new Vancouver Island University campus in Duncan.

Residents can enjoy freshwater recreation at the Chemainus River, Fuller Lake (across the road) & Cowichan Lake (30 minutes away).The Cowichan Valley is well served by public transit which offers residents 8 routes connecting the neighboring communities such as Maple Bay, Chemainus, Mill Bay, Duncan and Ladysmith.

## PROPOSED PHASING PLAN SHOWING LOT LAYOUTS



## LEGAL ADDRESS

The East 60 Acres Of Section 10, Range 5, Chemainus District, Except 16.5 Foot Strip Along and Adjoining The North and East Boundaries Thereof, Reserved For Road Purposes, Except Parts in Plans 11489, 26194 And VIP68870

## PROPERTY IDENTIFICATION

009-885-200

## SITE SIZE

21.53 acres

## TAXES (2016)

\$8,637.56

## ZONING

R-5, Mobile Home Park

## SALE PRICE

\$3,450,000





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