

NEW PRICE

Channel Ridge Properties

Channel Ridge Properties Salt Spring Island, BC

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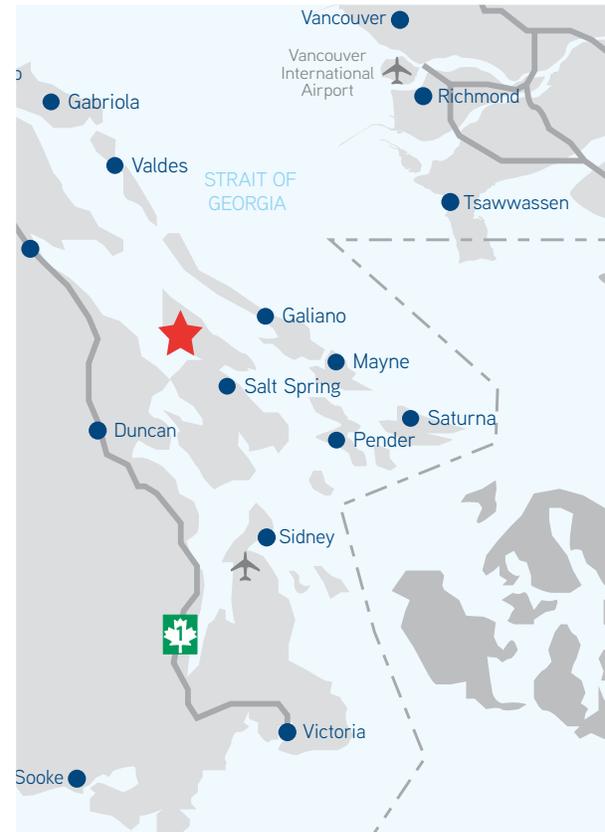
DEVELOPMENT HIGHLIGHTS

- > Phenomenal Ocean views from this location on Salt Spring Island, the most popular Gulf Island for tourism and affluent second home owners
- > Zoned and approved development plan on file for 323 residential units and 75,000 SF of commercial space for the village core; adjacent to the village are 96 freehold view lots
- > Revised Development Plan possible
- > Significant infrastructure in place at a cost of over \$5 million
- > Channel Ridge Properties Ltd. may be acquired for its tax attributes as significant non-capital tax loss carryforwards are anticipated

FOR SALE > Unprecedented Oceanview Development Site

Name:	Channel Ridge Properties Ltd.
Municipal Address:	Channel View Drive & Broadwell Road, Salt Spring Island, British Columbia
Legal Address:	Multiple PIDs and Legal Descriptions.
Location:	The Property is located on the northwest side of Salt Spring Island to the west of St. Mary Lake.
Site Area:	Approximately 830 acres. Total area for the entire project was approximately 1,432 acres prior to subdivision of initial phases
Improvements:	Improved with a show home comprised of two separate strata titled duplex units and in-ground service site preparation for phased subdivision development.
Existing Zoning:	Comprehensive Development Zone CD1 & CD2 and R6(a)
Development Potential:	Development plan on file providing for 323 residential units and 75,000 SF of commercial space in the village core; adjacent to the village are 96 freehold view lots. Other development scenarios may be possible.
Assessed Value (2014):	\$10,987,700
Gross Taxes (2013):	\$165,251 (land component only)
Price:	\$11,000,000

AERIAL



All Offers to Purchase will ultimately require approval by the Supreme Court of British Columbia

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