

4040 COMOX LOGGING ROAD — MLS#: 452819

Zone	**Zone 2- Comox Valley**	Listing Status	**Active**
Sub Area	**Z2 Courtenay West**	Title	**Freehold**
City	**COURTENAY**	Possession	**TBAB**
Property Type	**Lots/Acreage**		
Land Type		**PRICE HISTORY**	
Taxes		Current Price	**$2,550,000**
Zoning	**See Remarks RU-8**	Original Price	**$2,550,000**
Zoning Jurisdiction	**Courtenay, City of**		
DOM	**4**		
Assessment	**$1,038,000 (2019)**	Sale Price	

LOT FEATURES

Lot Width		Water	**Drilled Well**
Lot Depth		Sewer	**Other**
Lot Size	**967,903**	Elementary	
Lot Acres	**22.22**	Middle	
Strata Fee		Secondary	
Subdivision			
Site Influences			

LEGAL & MORTGAGE

Legal Description	**LT 1 PL VIP 54185 DL 82 LD 15**		
Restrictions	**None**		
Prospectus	**Other (See Remarks)**		
Mortgage Info			
PID Number	**017-775-744**	Tax Roll Number	

AGENT INFORMATION

REALTOR® Remarks	**Property is listed along side Lot A, Comox Logging Road. Both properties must be sold together; MLS #452818.**		
Agent Info			
Date Listed	**Mar 30/19**	Commission Split	**1.5**
Expiry Date	**Mar 29/20**	Date Sold	
Seller	**SCG RESOURCES INC INC NO BC0826774 C/O LS**	Tenant	
Seller(s) Name 2			

Listing Office/Salesperson Info.		Fax	Phone
Listing Office	**RE/MAX TREELAND REALTY**		**604-533-3491**
Listing Slsp 1	**JOEL SCHACTER**	**604-533-0202**	**604-533-3491**

Great future for potential to develop. Possibilities for mix of residential and industrial uses and even live/work type zonings. Within the Community Plan for City of Courtenay and a short 10 minute drive from downtown over the Livingstone and Comox Logging Road. Adjacent to the New Ridge Development. All serious offers will be considered. 2 Lots available, must be sold together. See MLS#452818.

This listing information is provided to you by:
N/A
The above information is from sources deemed reliable but it should not be relied upon without independent verification.
Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation. Apr 3,2019.

Office Logo