

\$2,390,000 - 1539 Church Ave, Saanich

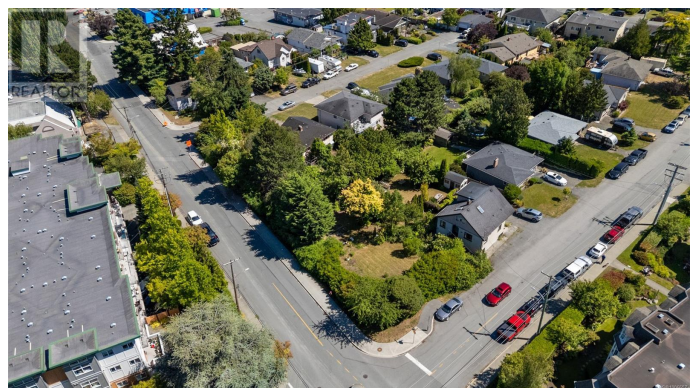
MLS® #1006657

\$2,390,000

3 Bedroom, 1.00 Bathroom, 2,200 sqft
Single Family on 0.39 Acres

Mt Tolmie, Saanich, British Columbia

A rare and highly strategic opportunity to secure nearly 17,000 sq ft of development-ready land in one of Saanich's most promising growth areas. Welcome to 1539 Church Avenue, a property that checks the boxes for location, zoning, lot configuration, and long-term value. This RS-6 zoned site is now eligible for small-scale multi-unit housing (SSMUH), allowing for up to six residential units without subdivision. For those seeking even greater yield, the lot's size and shape present the potential to subdivide and construct four triplex-style buildings (subject to municipal approval), bringing the possible unit count to 12. The lot itself is flat, well-positioned, and uniquely shaped with an eastern leg that offers rare flexibility, ideal for a private access lane, parking corridor, or service entry. Whether you're planning a purpose-built rental project, strata townhomes, or a long-term hold with future upside, this property is well-suited for a range of development strategies. Located just off the Shelbourne Corridor and within the boundaries of the Shelbourne Valley Action Plan, the site is supported by forward-thinking municipal policy aimed at walkable, transit-connected, and human-scale housing. Steps to groceries, parks, schools, and rapid transit, and minutes from UVic, Camosun College, and Royal Jubilee Hospital, the surrounding area offers both lifestyle appeal and income stability. With strong resale demand, a highly rentable location, and alignment with provincial housing



direction, this property represents a smart acquisition for any builder, investor, or vision-driven buyer. Full information package available upon request. Please do not walk the property without permission. (id:6289)

Built in 1920

Essential Information

Listing #	1006657
Price	\$2,390,000
Bedrooms	3
Bathrooms	1.00
Square Footage	2,200
Acres	0.39
Year Built	1920
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1539 Church Ave
Subdivision	Mt Tolmie
City	Saanich
Province	British Columbia
Postal Code	V8P2G9

Amenities

Parking Spaces	6
Parking	Stall

Interior

Heating	Electric, Wood, Other
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Additional Information

Zoning	Multi-Family
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Listing Details

Listing Office

Oakwyn Realty Ltd.



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