

\$2,749,000 - 687-689 Shawnigan Lake Rd, Shawnigan Lake

MLS® #1018221

\$2,749,000

3 Bedroom, 3.00 Bathroom, 2,496 sqft
Single Family on 40.00 Acres

Shawnigan, Shawnigan Lake, British Columbia

Exciting opportunity! This 40-acre Shawnigan Lake property offers endless potential. Located at the end of a cul-de-sac in an industrial area, just 1 min to the Trans-Canada Hwy & 10 mins to Langford, it features 2 dwellings w/ separate addresses: a main house & a manufactured home (rented, sep. power). Generates over \$10K/month in rent! Zoned F1 Forestry, it includes approx. 20 acres of flat land & 20 acres of treed, varied terrain w/ multiple wells, a 145' drilled well (20 US GPM), excellent septic, & several building sites, some w/ water views. Not in the ALR, it's ideal for rezoning to Light Industrial surrounding properties are L1. Enjoy trails for ATVs, 4x4s, hiking, or access to crown land & natural trails heading up-Island. Unlimited timber, rocks, & possible pit or dump site options. A private retreat or lucrative investment w/ long-term growth as Shawnigan expands. Wildlife abounds, making this property perfect for adventurous living, industrial development, or holding. (id:6289)

Built in 2005

Essential Information

Listing #	1018221
Price	\$2,749,000
Bedrooms	3
Bathrooms	3.00



Square Footage	2,496
Acres	40.00
Year Built	2005
Type	Single Family
Sub-Type	Freehold

Community Information

Address	687-689 Shawnigan Lake Rd
Subdivision	Shawnigan
City	Shawnigan Lake
Province	British Columbia
Postal Code	V0R2L0

Amenities

Parking Spaces	10
----------------	----

Interior

Heating	Electric Baseboard heaters
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Additional Information

Zoning	Residential/Commercial
--------	------------------------

Listing Details

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 27th, 2025 at 7:16am PDT