

\$3,900,000 - 1603 Brighton Rd, Comox

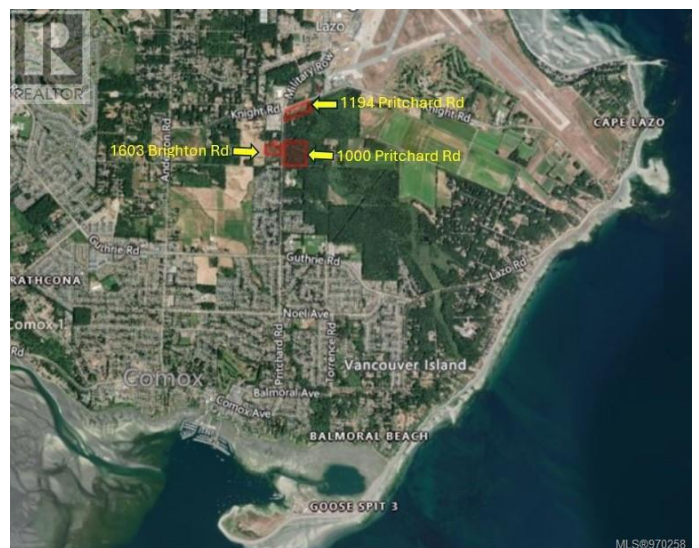
MLS® #970258

\$3,900,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 4.75 Acres

Comox (Town of), Comox, British Columbia

This 4.75 acre parcel can be part of a 3-parcel development opportunity or it can be purchased separately. This prime development parcel provides a rare residential development opportunity within the municipal boundaries of the Town of Comox, located on picturesque Vancouver Island. Ideally situated in an already established neighborhood location along the Pritchard Road corridor, it is within easy walking distance to Highland Secondary and sports fields, and only a few minutes' drive to charming downtown Comox and the airport. Beaches, golf courses and the Comox Valley hospital are all within a few minutes' drive from this ideal location. With the recent changes in zoning, this opportunity offers newly-created R1.0 Small-Scale Multi-Family Housing(SSMFH) zoning which permits great flexibility for multi-family development. Permitted uses include but are not limited to: single-family dwellings, SSMFH coach houses, secondary suites, two-family dwellings, townhouses, home occupations and bed and breakfast accommodations. Additionally, there is strong potential for up-zoning to greater density as the Town of Comox seeks to fulfill its provincially-mandated OCP and zoning bylaw update in 2025. The seller has done extensive work on preparing this site and a package is available for plans to create 10 half-acre freehold parcels but there is potential to create significantly more units in a variety of multi-family combinations. This property is also listed as a package: 1000 Pritchard Road,



1194 Pritchard Road and 1603 Brighton Road.
See separate MLS listings. Information package is available, please contact listing realtor for more details. Timing is ideal for residential multi-family development - don't miss this opportunity (id:6289)

Essential Information

Listing #	970258
Price	\$3,900,000
Bathrooms	0.00
Acres	4.75
Type	Vacant Land
Sub-Type	Freehold

Community Information

Address	1603 Brighton Rd
Subdivision	Comox (Town of)
City	Comox
Province	British Columbia
Postal Code	V9M3L7

Amenities

Features	Acreage, Central location, Level lot, Wooded area, Other
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Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Royal LePage Coast Capital Realty
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