FOR SALE BY COURT ORDER | **670 FARRELL ROAD**

PARADIGM GROUP
Commercial Real Estate Services

LADYSMITH, BRITISH COLUMBIA

FOR SALE BY COURT ORDER |

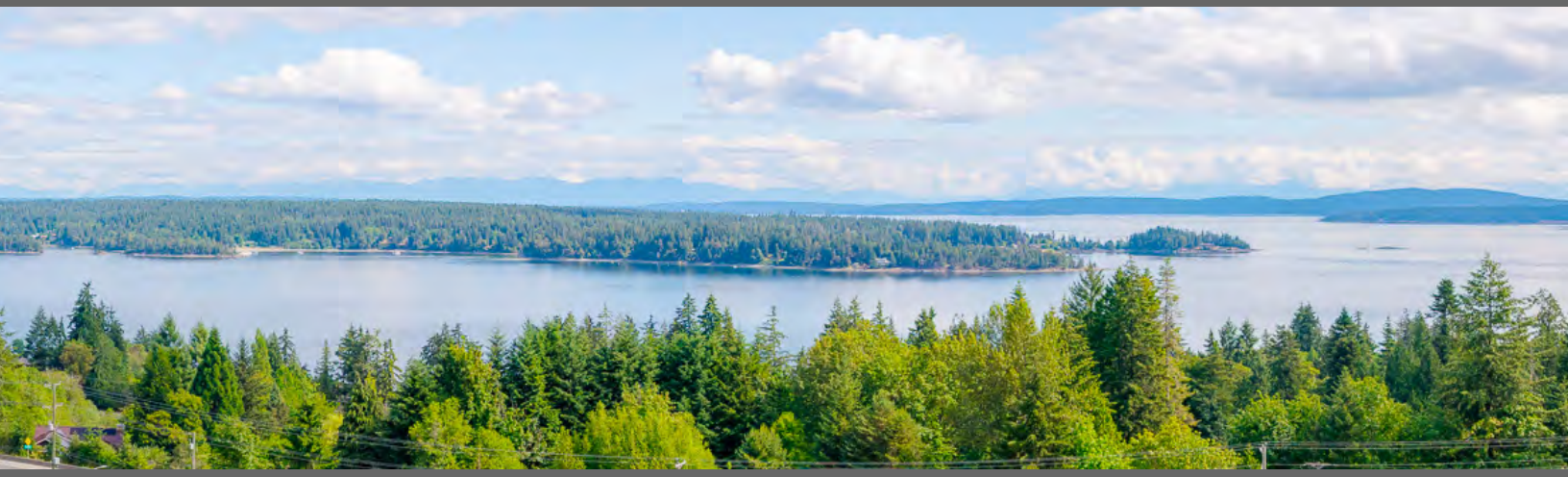
VACANT MULTI-FAMILY DEVELOPMENT SITE

Civic Address	670 Farrell Road, Ladysmith, BC
PID	032-050-844
Lot Size	3.6819 Acres / 160,382 SF
Zoning	R-3-A, Low Density Residential (0.66 FSR)
OCP Designation	Multi-Family Residential (max 2.2 FSR)
Asking Price	$3,200,000
Price Per Buildable SF	$9.07 (based on max 2.2 FSR)

*** Note** that the sale of the property will be subject to approval by the Supreme Court of British Columbia.

INVESTMENT HIGHLIGHTS

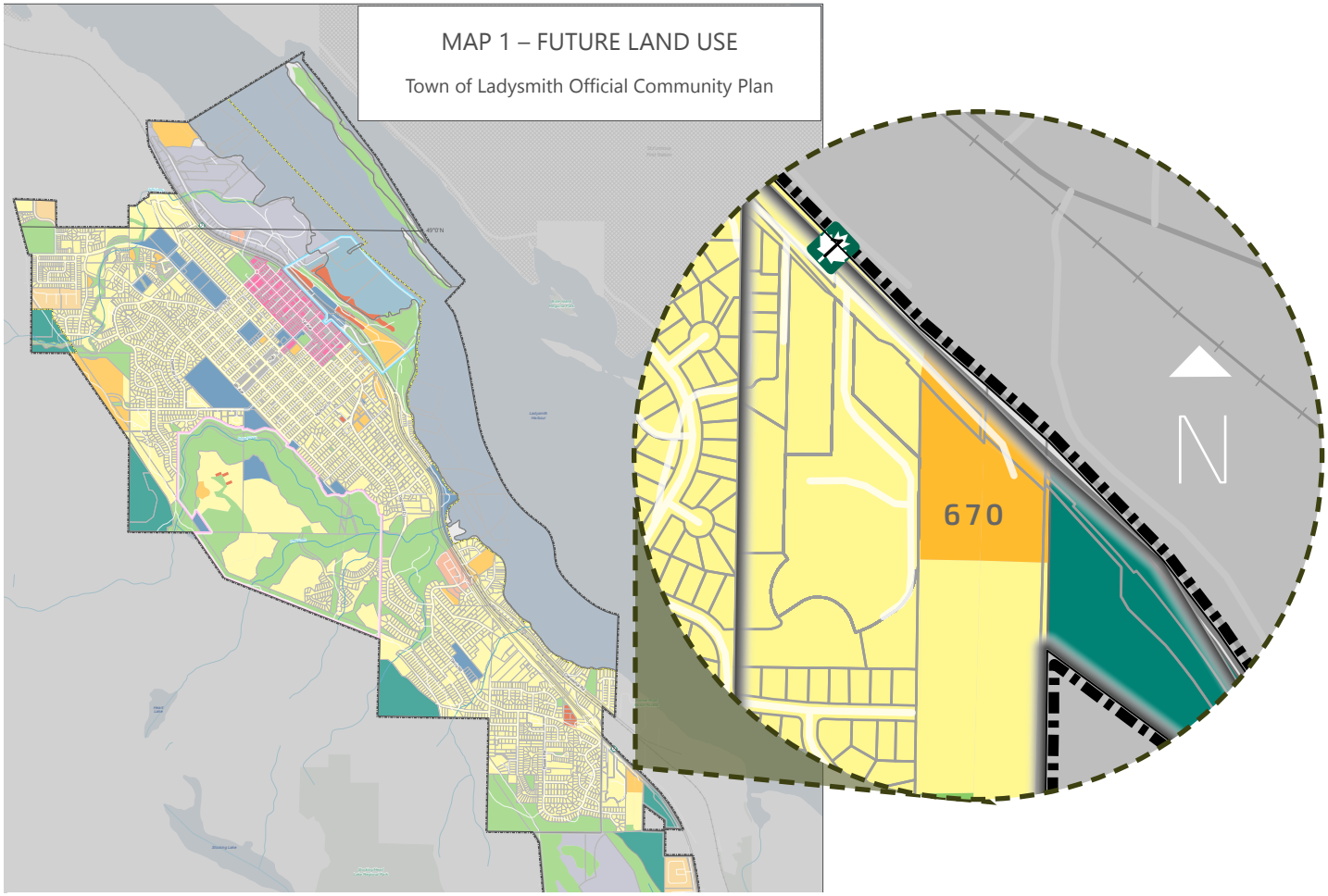
- OCP Multi-Family Residential designation supports buildings up to 6 storeys and FSR 1.0 to 2.2, for a maximum buildable of 352,840 SF
- Offering potential water and harbour views from higher-floor units
- Fully serviced site; paved roads, curbing, and utilities in place from the active single-family subdivision immediately adjacent to the south
- Supply-constrained market and flexible OCP designation allowing for multiple built-forms



TRANS-CANADA HWY
N
670
FARRELL RD

FUTURE LAND USE |

670 Farrell Road carries an OCP designation of Multi-Family Residential under the Town of Ladysmith Official Community Plan 2049.



MAP 1 – FUTURE LAND USE

Town of Ladysmith Official Community Plan

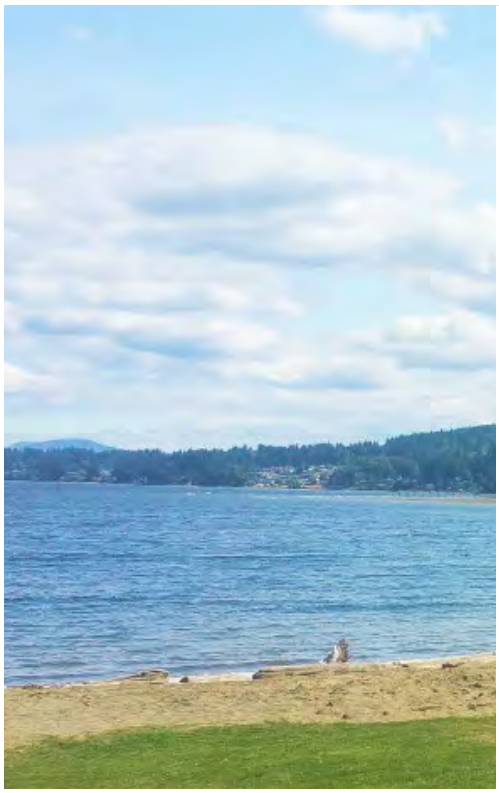
- Downtown Heart
- Local Commercial
- Midtown
- Neighbourhood Residential
- Multi-Family Residential
- Industrial
- Institutional
- Parks and Open Spaces
- Urban Reserve
- Marine
- Marina + Moorage
- Manufactured Home Park Residential
- Agriculture
- Holland Creek Local Area Plan
- Waterfront Area Plan
- South Ladysmith Area Plan
- Agriculture Land Reserve

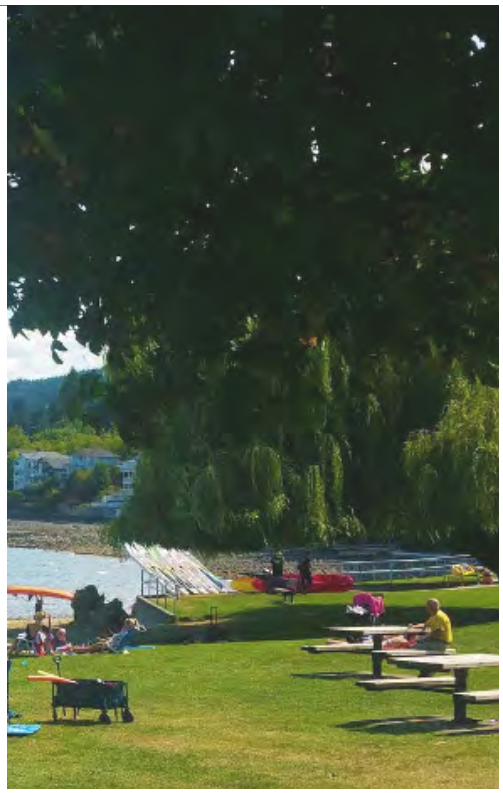
Roads*

- Highway
- Railroad
- Parcel
- Stz'uminus First Nation
- Coastline
- Urban Containment Boundary
- Town Boundary

Ladysmith is a growing seaside community on the east coast of Vancouver Island, strategically positioned along the Trans-Canada Highway between Nanaimo and Duncan. The town offers convenient access to regional employment, retail, healthcare, education and transportation infrastructure, while maintaining its attractive small-town character and waterfront setting.

Ladysmith, BC





The community continues to benefit from migration from higher-cost urban markets, as residents seek attainable housing and lifestyle-oriented communities on Vancouver Island. Ladysmith recorded a 2021 population of 8,990 residents, representing 5.3% growth from 2016.

The surrounding area is primarily residential, with nearby subdivision activity confirming the neighbourhood's continued development trajectory. Coronation Square retail is located approximately 1.5 kilometres north, while Ladysmith's historic downtown core is approximately 4.5 kilometres north, offering a range of local shops, services, restaurants and community amenities.

Overall, Ladysmith offers investors exposure to a growing Vancouver Island market with strong lifestyle fundamentals, convenient highway connectivity and continued residential growth.

For more information, please contact

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