

FOR SALE - ONLY 3 LOTS REMAINING SERVICED AND ZONED COMMERCIAL LOTS



GLENSHIRE BUSINESS PARK WESTSHORE PARKWAY AND HIGHWAY 14

LANGFORD, BRITISH COLUMBIA

- ✓ 3 lots remaining - 1.05 to 1.59 acres
- ✓ Westshore Parkway connecting Highway #1 to Sooke Road
- ✓ Location provides for excellent access to key transportation routes
- ✓ Build to suit packages are available for sale
- ✓ Ideal for owner-occupiers of light industrial or service commercial business

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GLENSHIRE BUSINESS PARK WESTSHORE PARKWAY AND HIGHWAY 14

LANGFORD, BRITISH COLUMBIA

THE OPPORTUNITY

To purchase serviced and zoned commercial lots in the Glenshire Business Park.

BUILD-TO-SUIT

The developer will work with potential purchasers to provide a custom designed facility that meets specific operational requirements.

LOT SIZE

Lot configurations remaining ranging in size from 1.05 to 1.59 acre parcels.

SERVICING

Each lot at Glenshire Business Park will be serviced with the following: water well and perc tested, 3 phase power, natural gas, high speed internet and telephone service (available to the lot line). Owners are required to connect to municipal water and sewer and will be responsible for all associated costs.

SITE PREPARATION

Cleared with services to the lot line: BC Hydro, Fortis BC, natural gas, domestic water, dry municipal sewer (to be connected to City of Langford's municipal sewer in 2019).

PRICE

Lot I: 1.11 acres (48,352 Sq. Ft.) \$1,900,000

Lot K: 1.59 acres (69,260 Sq. Ft.) \$2,700,000

Lot L: 1.05 acres (45,738 Sq. Ft.) \$1,800,000



FOR SALE

FLEXIBLE DEVELOPMENT LOT SIZES

LANGFORD, BRITISH COLUMBIA

ZONING

Business Park 2A (BP2A — Sooke Road West) Zone. Allows for a wide range of uses including but not limited to:

- :: Building and lumber supply establishments
- :: Concrete and concrete products manufacturing and sale
- :: General industrial uses including truck terminal facilities
- :: Gymsnasiums
- :: Light industrial uses for offices and storage
- :: Recycling depots
- :: Gravel and aggregate processing and sale
- :: Gasoline service station
- :: Wholesale and storage warehouse buildings
- :: Health establishments and dance studios
- :: Mini storage
- :: Refund container return depots
- :: Carpentry shops
- :: Coffee shops
- :: Commercial nurseries and greenhouses
- :: Light manufacturing and assembly
- :: Offices
- :: Restaurants including drive-ins and drive-thrus

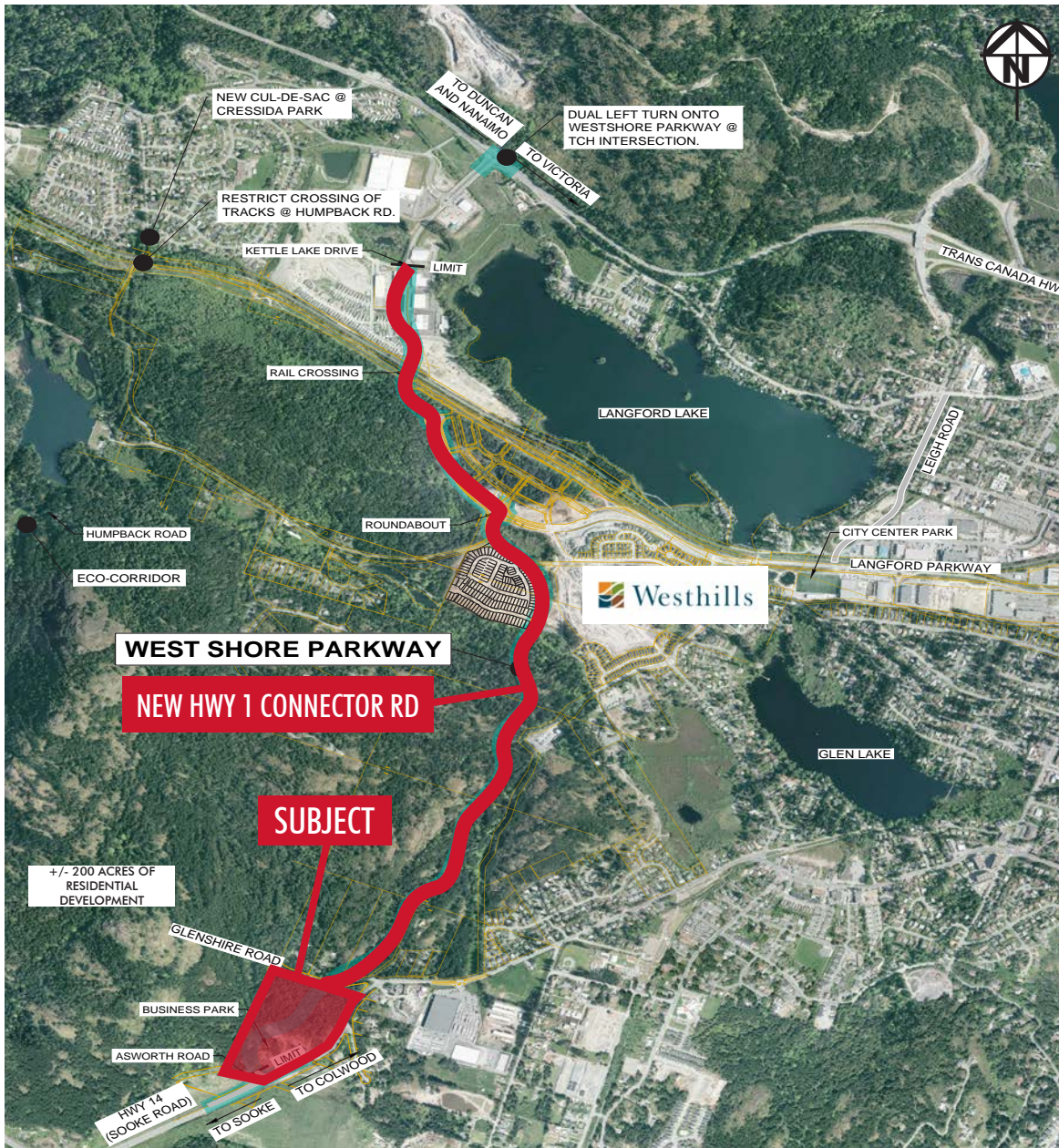


FOR SALE FLEXIBLE DEVELOPMENT LOT SIZES

LANGFORD, BRITISH COLUMBIA

LOCATION

Glenshire Business Park is situated in a highly visible location at Westshore Parkway and Sooke Road and is just a 5 minute drive to Langford's main commercial core. With easy access to the Trans Canada Highway (#1), the location provides for easy servicing of Langford, up-island and the surrounding municipalities that make up the Westshore. It also benefits from being only a twenty minute drive to downtown Victoria. Businesses in the area include the Co-op Gas & Convenience Store, Galaxy Motors, AMJ Campbell, Affordable Cremation & Burial, Slegg Lumber, Kal Tire, and Sysco.



FOR MORE INFORMATION
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