

**CBRE**

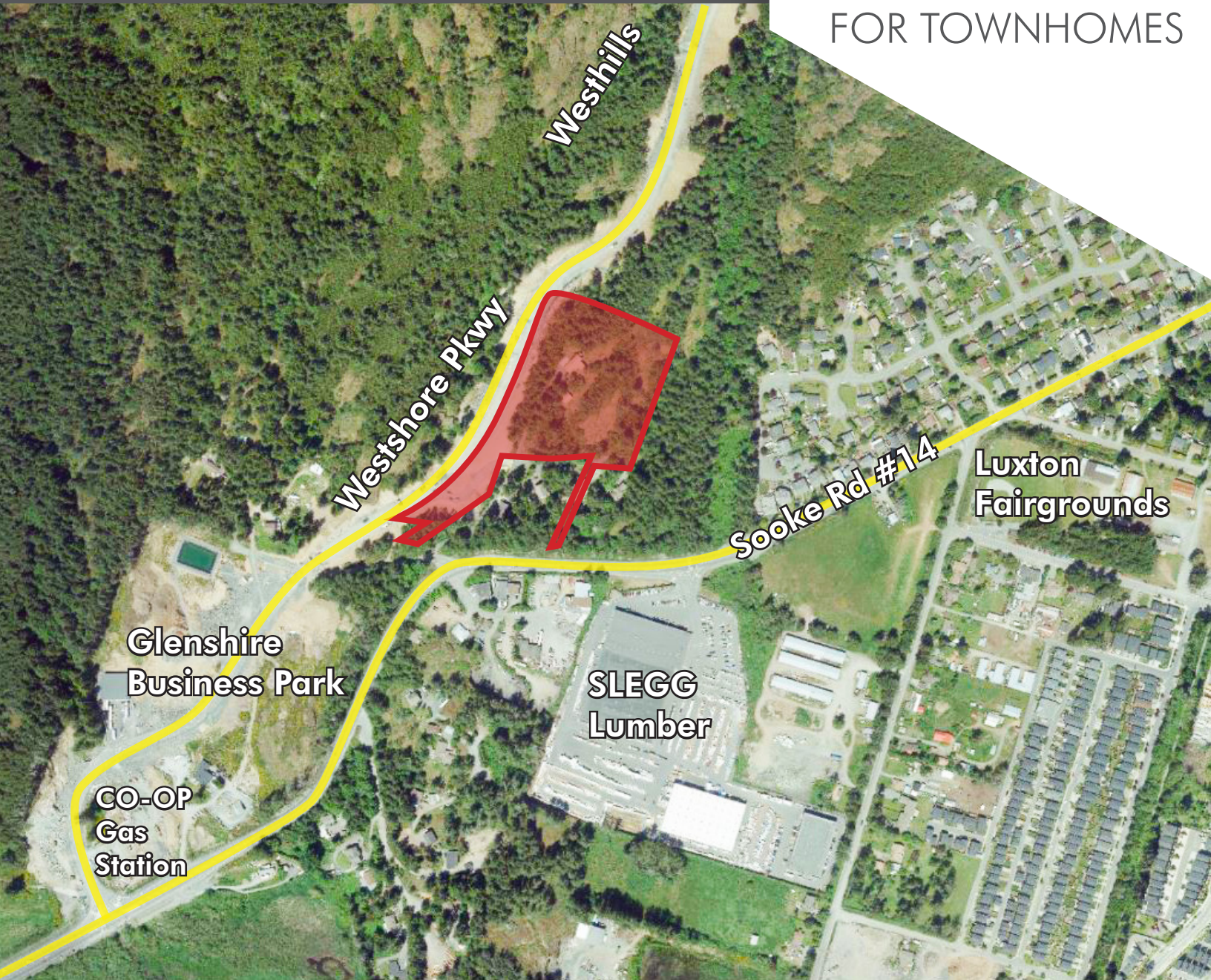
INVESTMENT PROPERTIES GROUP  
VICTORIA

# RESIDENTIAL

## DEVELOPMENT OPPORTUNITY

1300 Valemount Court | Langford, BC

APPROXIMATELY  
8 ACRES ZONED  
FOR TOWNHOMES





The Investment Properties Group is pleased to offer a unique opportunity to purchase development land located in the service rich municipality of Langford. The site is approximately 8 acres situated along Westshore Parkway - connector to Westhills, amenities, and Highway #1. The property is currently zoned for attached housing, however other uses could potentially be considered.

## Executive Summary

<b>Legal Description</b>	Lot A Section 87 Metchosin District Plan EPP77127
<b>PID</b>	030-643-279
<b>Lot Size</b>	Approximately 8 Acres
<b>Zoning</b>	RM2A - Attached Housing
<b>Price</b>	\$5,000,000
<b>Price per Acre</b>	\$625,000

## Zoning

### RM2A - Attached Housing

Uses permitted but not limited to:

- ✓ Accessory buildings & uses
- ✓ Attached housing
- ✓ Home occupation
- ✓ Temporary construction and real estate marketing offices
- ✓ Townhouses

## Conceptual Plan

The following is a conceptual plan for 82 townhomes.

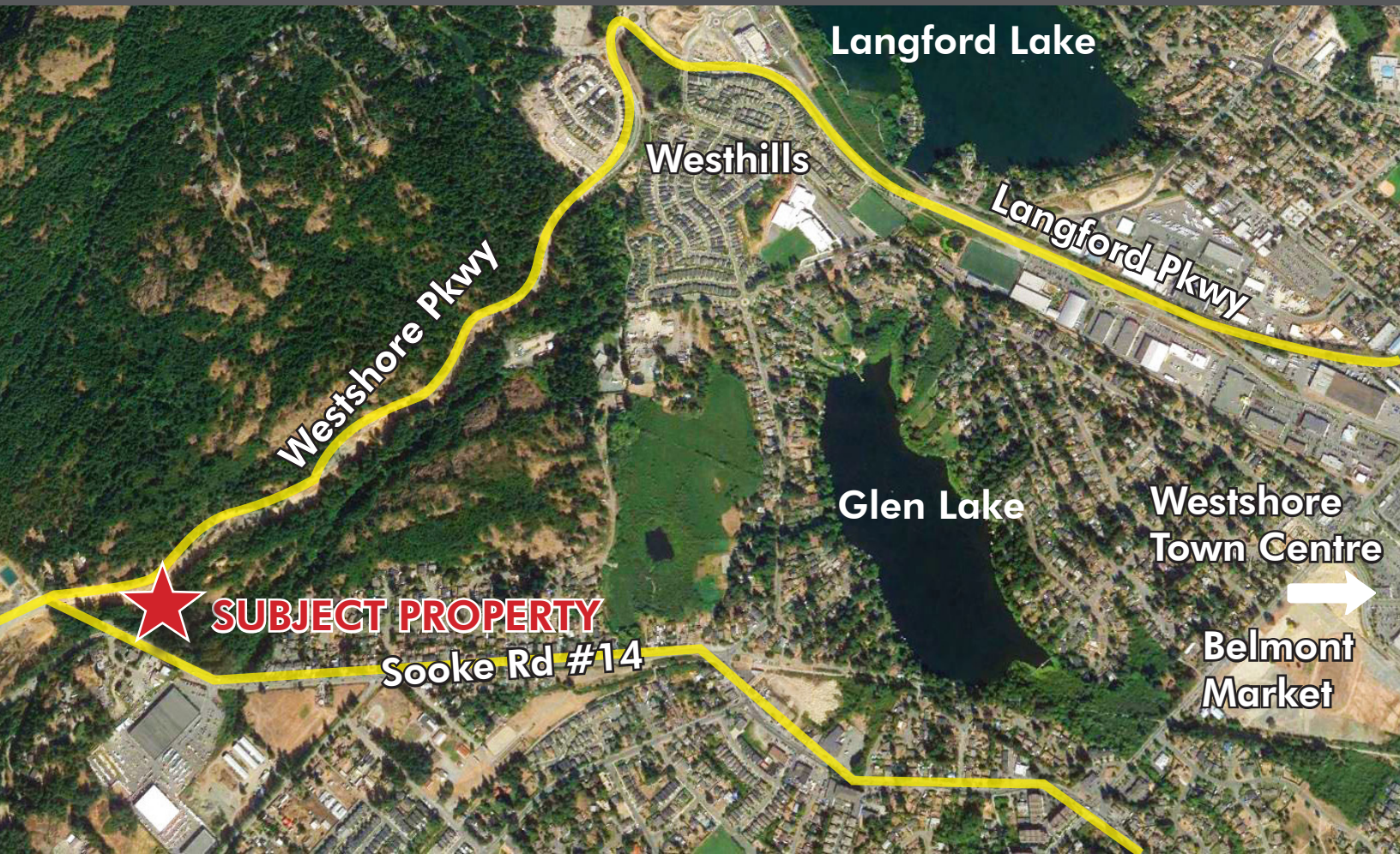




# DEVELOPMENT OPPORTUNITY

The Property is situated in a highly visible location along Westshore Parkway 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.

**ASKING PRICE: \$5,000,000**



## CONTACT US

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