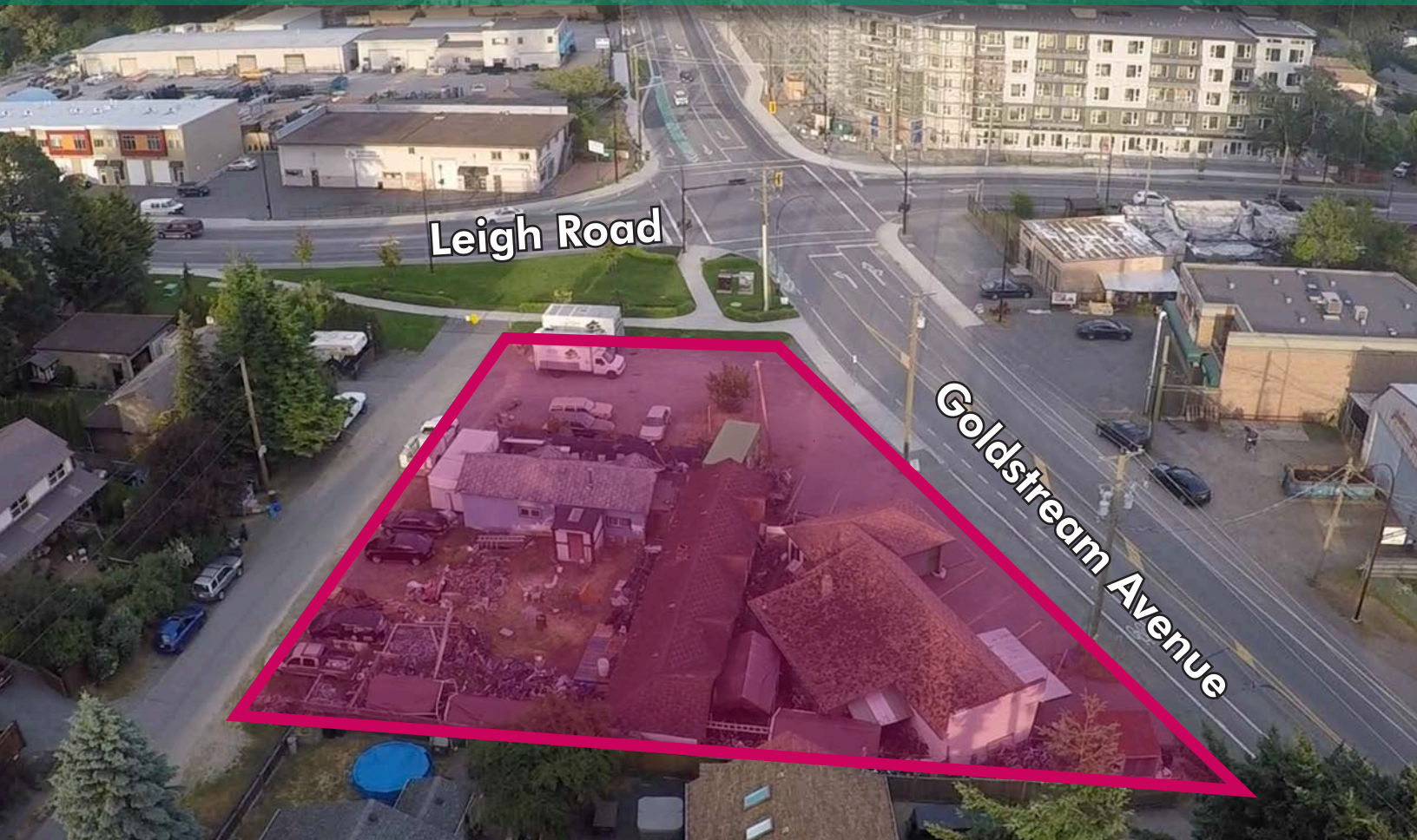


FOR SALE

RESIDENTIAL/COMMERCIAL DEVELOPMENT SITE

Langford | BC



DEVELOPMENT OPPORTUNITY ON HIGH EXPOSURE LOT

- ▶ Located at the first signalized intersection just off Highway 1 along the newly completed Leigh Road connector
- ▶ ±190' of frontage along Goldstream Avenue
- ▶ Zoning allows for a variety of commercial/ residential uses
- ▶ Holding income from existing month to month tenancies
- ▶ Across the intersection from a recently completed 165 unit residential rental building
- ▶ Steps to Pacific Hill development lands, permitting up to 3.1 million Sq. Ft. of mixed use residential and commercial

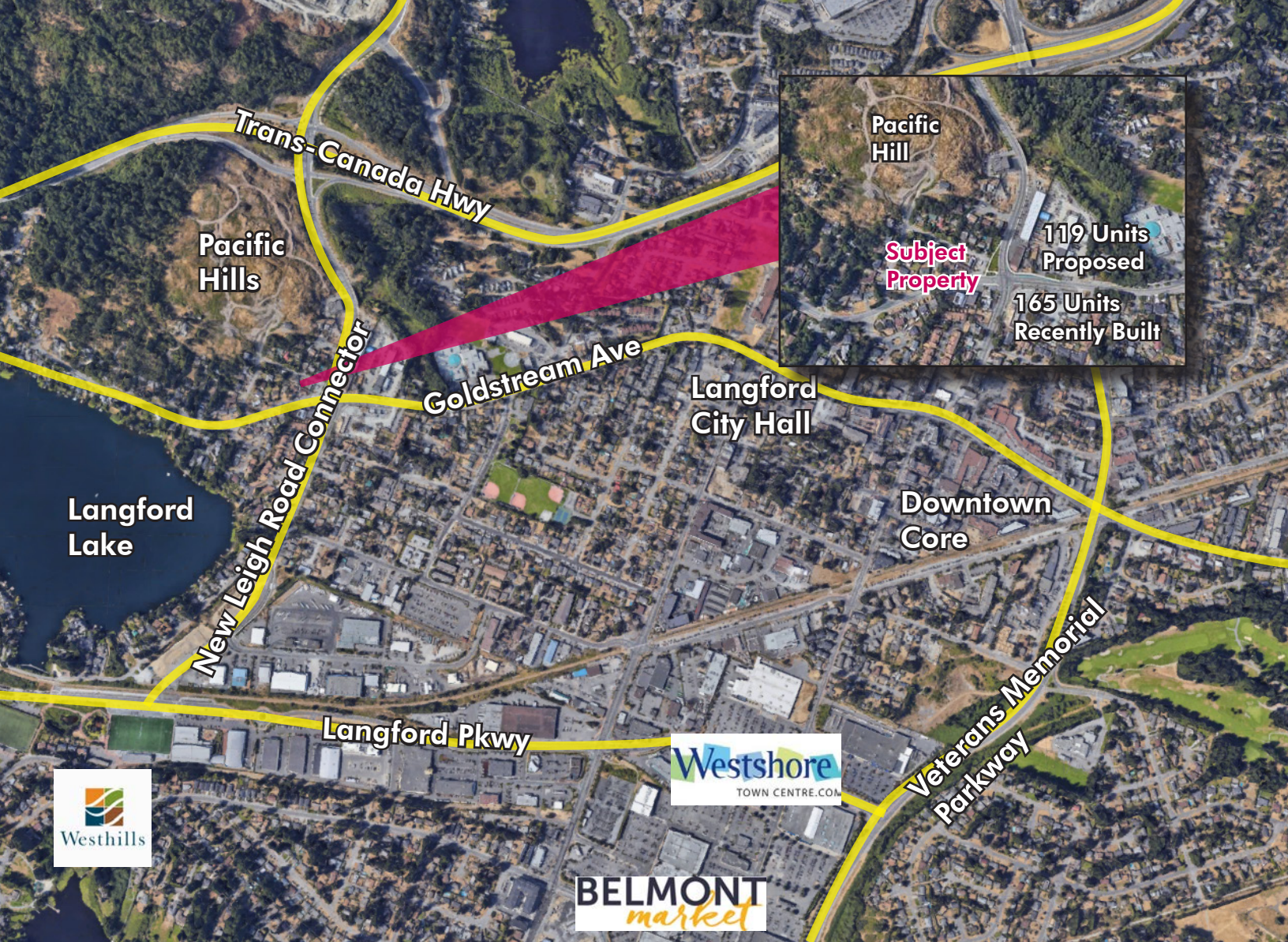
The Opportunity

To acquire a 16,988 sq. ft. development site on the high exposure corner of Leigh Road and Goldstream Avenue just south of the new Leigh Road interchange connecting the Trans Canada Highway to the heart of Langford's commercial core. The site consists of two properties: 1112 Goldstream Avenue improved with a commercial building and 1109 Donna Avenue improved with two residential cottages.

The Details

CIVIC ADDRESS	1112 Goldstream Avenue, Victoria, BC 1109 Donna Avenue, Victoria, BC
LEGAL ADDRESS	Parcel E Section 79 Land District 21 Except Plan 8198 DD670281 Lot 7&9 Plan VIP8198 Section 79&99 Land District 21
PID	005-442-681; 005-442-613; 005-442-621
SITE SIZE	16,988 Sq. Ft. Total (According to BC Assessment)
ASSESSED VALUE (2019)	\$914,800
TAXES (2018)	\$6,543
ZONING	C3 - District Commercial. Uses include but are not limited to: Accessory buildings and uses; office; retail; warehouse; hotels; health clubs; shopping
DENSITY OF DEVELOPMENT	The floor area ratio must not exceed 4.5
LOT COVERAGE	Lot coverage of all buildings and structures may not exceed 75%
HEIGHT	Must not exceed six storeys





The Location

The property is well positioned on the northeast corner of the high traffic intersection of Goldstream Avenue and Leigh Road, one of the city's largest thoroughfares. The recently constructed Leigh Road extension is a tremendous addition to the area, allowing motorists to travel directly from Langford Parkway to the Trans-Canada Highway. Located in a rapidly developing area, the potential development site neighbours a recently built 165 unit purpose-built rental building and a proposed 119 unit purpose-built rental building. Steps to Pacific Hill development lands, one of the largest mixed use commercial and multi-family residential development sites in Greater Victoria, permitting 3.1 million Sq. Ft. Minutes to Langford's Downtown Core, Westhills mixed-use development, and the newly constructed Belmont Market.

Contact Us

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PRICE: \$1,250,000

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