

FOR SALE

2 LOTS REMAIN - 1.11 & 1.59 ACRES



Glenshire Business Park

Westshore Parkway + Highway 14

- » 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

www.cbrevictoria.com
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Glenshire Business Park

Westshore Parkway + Highway 14

The Opportunity

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

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 1.11 & 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.) UNDER CONTRACT

Lot K: 1.59 acres (69,260 Sq. Ft.) UNDER CONTRACT



Glenshire Business Park

Westshore Parkway + Highway 14

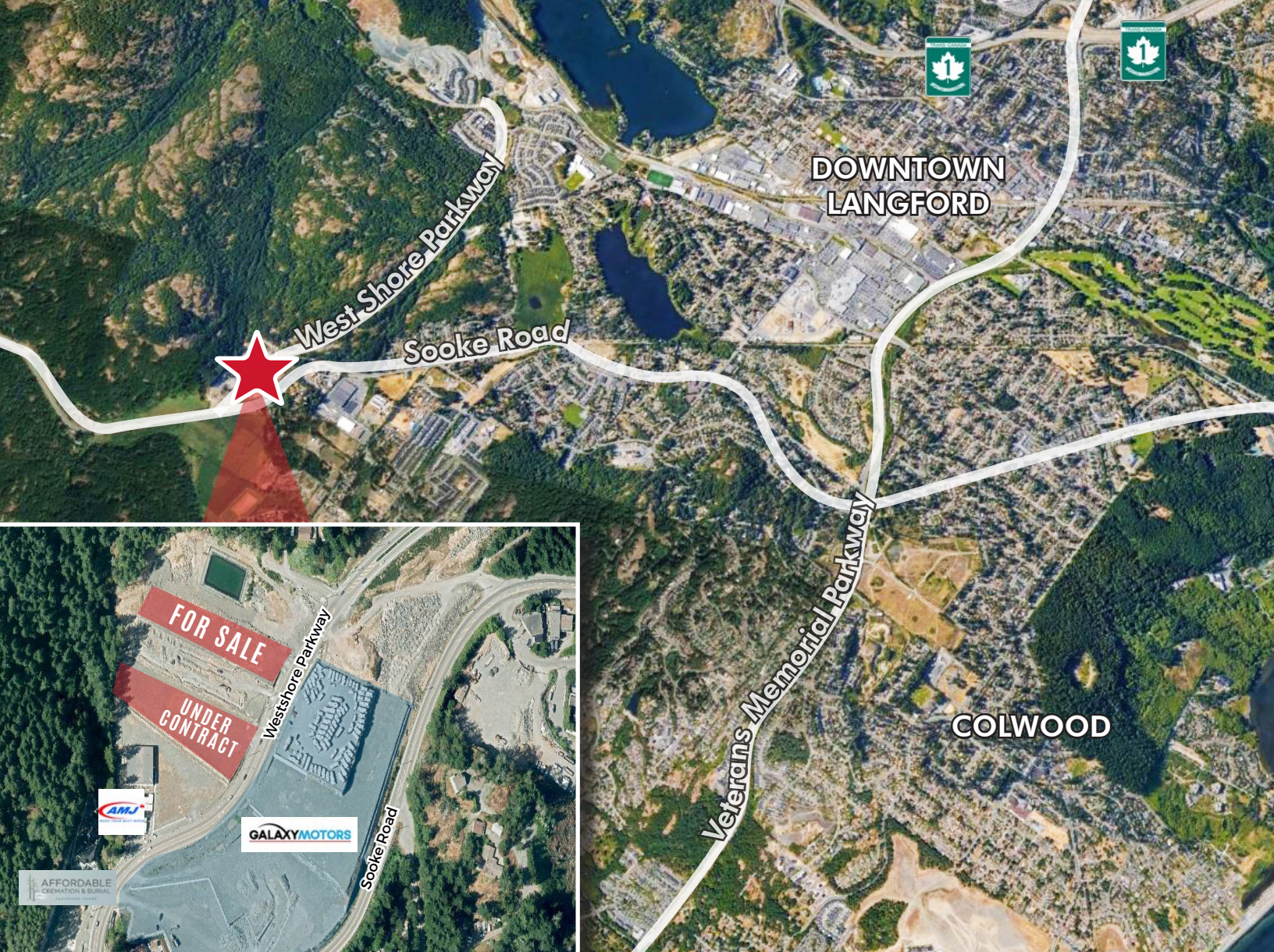
The Zoning

Business Park 2A (BP2A – Sooke Road West) Zone.

Allows for a wide range of uses including but not limited to:

- » Building lumber supply establishments
- » General uses including truck terminal facilities
- » Light industrial uses for offices and storage
- » Recycling depots
- » Retail sales limited to 25% of the gross floor area of a building
- » Wholesale and storage warehouse buildings
- » Metal, fiberglass, concrete or wood manufacturing, fabrication or sale
- » Carpentry shops
- » Light manufacturing and assembly
- » Offices
- » Rental and repair shop





The Location

Glenshire Business Park is situated in a highly visible and convenient 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 25 minute drive to downtown Victoria.

Contact Us

Ross Marshall

Personal Real Estate Corporation
Senior Vice President
Brokerage Services
250 386 0004
ross.marshall@cbre.com

Chris Rust

Personal Real Estate Corporation
Senior Vice President
Brokerage Services
250 386 0005
chris.rust@cbre.com

www.cbrevictoria.com | CBRE Limited | 1026 Fort Street, Victoria, BC V8V 3K4 | 250 386 0000

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