

# 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

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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).

### Site Preparation

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

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





# 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

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