

FOR SALE



SERVICE COMMERCIAL WITH CONDO INVESTMENT OPPORTUNITY IN BUSINESS FRIENDLY MUNICIPALITY

125 - 2785 LEIGH ROAD
LANGFORD, BC

- ▶ Convenient location in Langford near Highway #1
- ▶ 974 SF of service commercial/warehouse
- ▶ 978 SF well appointed 2 bedroom condo
- ▶ Flexible business park zoning
- ▶ 3 parking stalls allocated to unit

CONTACT

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CBRE

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CONDOMINIUM



THE DETAILS

AREA
1,952 SF

PRICE
\$695,000

MONTHLY STRATA FEES
\$369

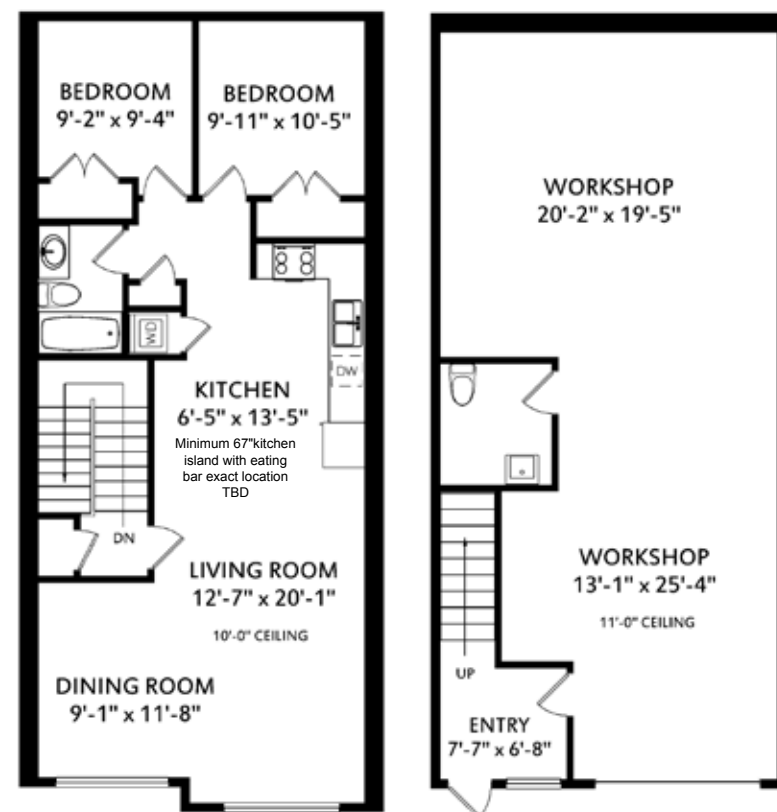
ANNUAL PROPERTY TAXES
\$3,893 (2020)

ZONING
BT1-Langford Business & Technology Park

- PERMITTED USE**
- ▶ Electronics manufacturing
 - ▶ Film production studios
 - ▶ Light industrial uses
 - ▶ Professional offices
 - ▶ General contractor offices
 - ▶ Printing
 - ▶ Retail stores
 - ▶ Residential

THE OPPORTUNITY

Well located warehouse and Condo in Leigh 14, a brand-new business park located in east Langford built to last with wood frame and concrete block construction. Warehouse boasts polished concrete floors, a gas fired heating system and a 10x12 grade level loading door. The residential suite is in fantastic condition with all new appliances and ductless rooftop HVAC, both units are fully leased on short terms.



WAREHOUSE

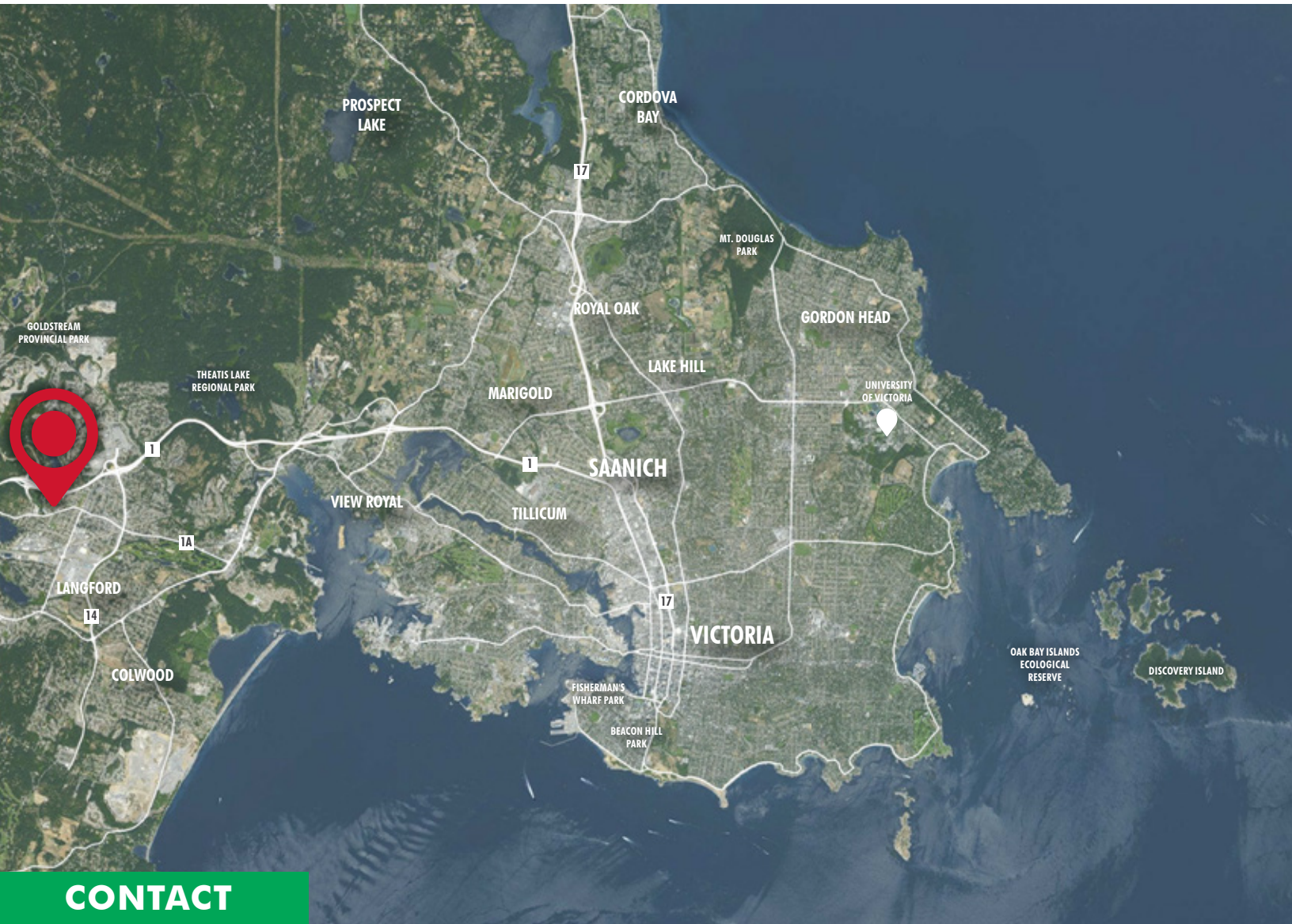


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THE LOCATION

Leigh 14 is located between Goldstream Avenue and the Trans-Canada Highway (#1) in Langford. A new southbound off-ramp from the Trans-Canada Highway to Leigh Road has drastically improved the access to the property. The City of Langford is in high demand for commercial and residential users due to its close proximity to Victoria and surrounding West Shore municipalities as well as its major growth in population and economy.



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