

FOR SALE

Zoned 16.65 Acre Residential Development Opportunity

1551/1559

SAWYER RD | LANGFORD, BC



CBRE

INVESTMENT PROPERTIES GROUP
VICTORIA

The Opportunity

CBRE Victoria's Investment Properties Group is pleased to present 1551 & 1559 Sawyer Rd, two adjacent Properties in the Southwest Goldstream area of Langford, BC. Recently rezoned to RS1 Small Lot, this 16.65 acre offering is ideally situated amongst pristine nature and a full array of amenities. With numerous successful small lot & townhome developments in close proximity, the Property provides the ability to develop 130 townhomes and 42 small lot single family homes or more. A number of leased improvements listed below can provide holding income in the interim while development plans are brought to fruition.

PRICE: \$17,500,000

Vendor Terms & Financing May Be Available For Qualified Purchasers

Highlights

- ✓ Approved **RS1 zoning** allows for townhomes / small lots
- ✓ Potential to develop **130 Townhomes & 42 Single Family Small Lots** or more
- ✓ Preliminary development plans in place
- ✓ Environmental report, servicing report & traffic study complete (available in data room)
- ✓ Proximity to numerous successful small lot/townhome developments
- ✓ Rapidly growing region with **residential demand outpacing supply**
- ✓ Exceptional blend of pristine nature & access to amenities
- ✓ Convenient access to Hwy 1 North/Southbound

1551 Sawyer Rd, Langford BC

PID:	009-831-983
Lot Size:	15.279 Acres
Improvements:	<ul style="list-style-type: none">• One 5-Bedroom House• One 3-Bedroom House• One 1-Bedroom Cottage• One Full Duplex• One Barn
Property Taxes:	\$12,017 (2023)
Zoning:	RS1 - Residential Small Lot
OCP:	Neighbourhood

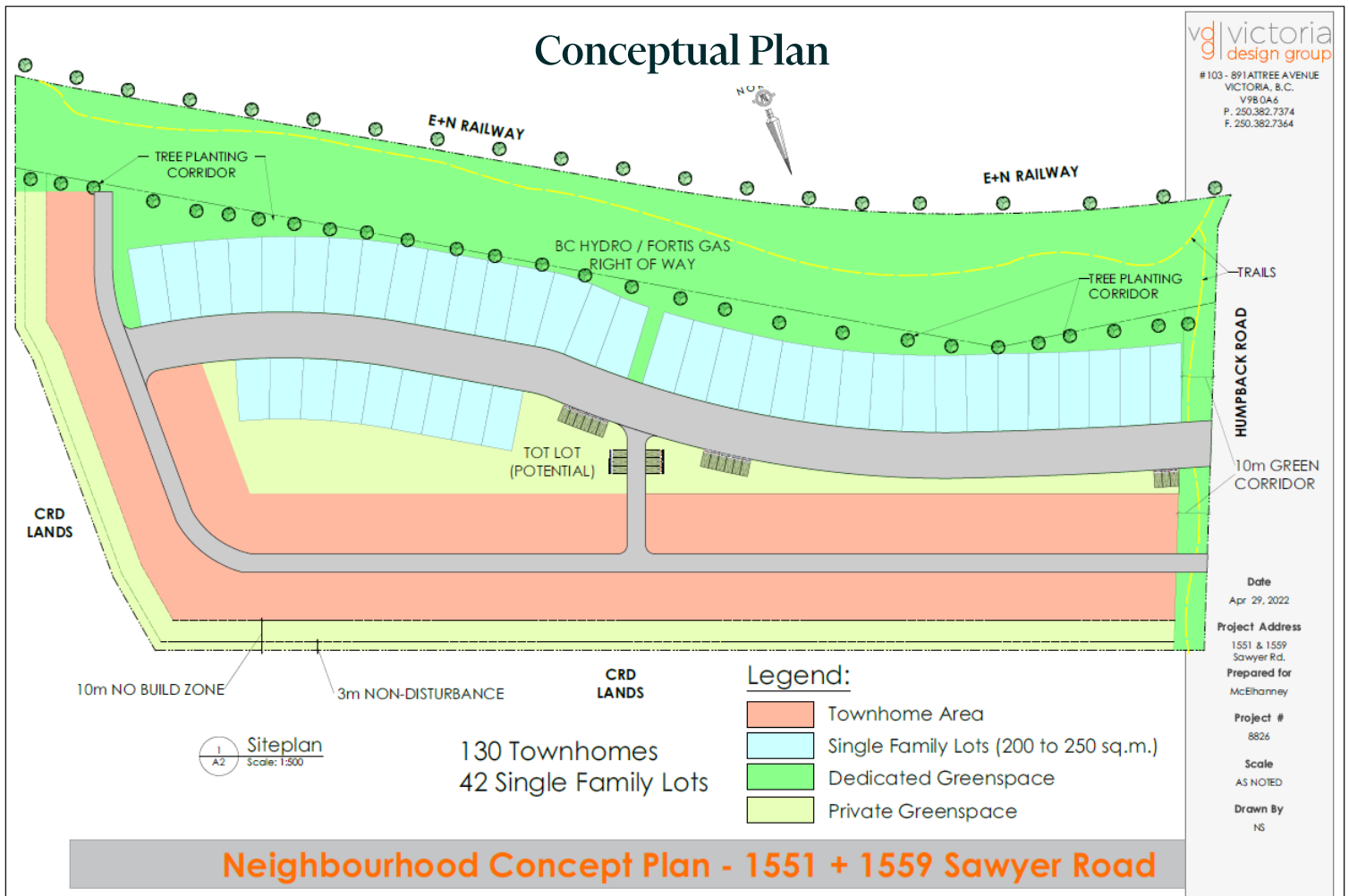


1559 Sawyer Rd, Langford BC

PID:	025-843-192
Lot Size:	1.371 Acres
Improvements:	<ul style="list-style-type: none">• One 5-Bedroom House<ul style="list-style-type: none">- 2 x One-Bed Suites- 1 Two-Bed + Office(Owner-Occupied)• 1,200 SF Shop• Yard & Storage
Property Taxes:	\$6,098 (2023)
Zoning:	RS1 - Residential Small Lot
OCP:	Neighbourhood



Development Details



RS1 Zoning
in Place



42 Small Lots &
130 Townhomes



Reports &
Plans Available



Proximity to
Amenities



Strong Housing
Demand

Why Langford?

- ✓ Recently ranked “Most Livable” community in Canada
- ✓ 30%+ population increase since 2016
- ✓ Strong absorption rates for small lot homes / townhomes
- ✓ Over 2,200 acres of green space and parks
- ✓ Minutes from Starlight Stadium, City Center Park, Bear Mountain Rec Center, Langford Lake
- ✓ Extensive trail system and dedicated bike routes adjacent to Property



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1551 & 1559 Sawyer Road | Langford, BC

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