

**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.

## Property Details

### 1551 Sawyer Rd, Langford BC

Legal Address:	PARCEL C (DD 138112I) OF SECTION 4 GOLDSTREAM DISTRICT EXCEPT THAT PART IN PLAN VIP76369
PID:	009-831-983
Lot Size:	15.279 Acres
Improvements:	<ul style="list-style-type: none"><li>• One 5-Bedroom House</li><li>• One 3-Bedroom House</li><li>• One 1-Bedroom Cottage</li><li>• One Full Duplex</li><li>• One Barn</li></ul> (All Fully Leased)
Zoning:	RS1 Small Lot
OCP:	Neighbourhood
Property Taxes:	\$12,017 (2023)

**PRICE: CONTACT AGENTS**



### 1559 Sawyer Rd, Langford BC

Legal Address:	LOT A SECTION 4 GOLDSTREAM DISTRICT PLAN VIP76369
PID:	025-843-192
Lot Size:	1.371 Acres
Improvements:	<ul style="list-style-type: none"><li>• One 5-Bedroom House<ul style="list-style-type: none"><li>- 2 x One-Bed Suites</li><li>- 1 Two-Bed + Office</li></ul></li></ul> (Owner-Occupied)
	<ul style="list-style-type: none"><li>• 1,200 SF Shop</li><li>• Yard &amp; Storage</li></ul>
Zoning:	RS1 Small Lot
OCP:	Neighbourhood
Property Taxes:	\$6,098 (2023)



# Development Details

- ✓ Successfully rezoned from RR4 Rural Residential to **RS1 Small Lot** in August 2022
- ✓ Potential to develop **130 Townhomes & 42 Single Family Small Lots** or more based on RS1
- ✓ Preliminary development plans in place
- ✓ Environmental report, servicing report & traffic study complete (available in data room)
- ✓ Property is in close proximity to numerous successful small lot/townhome developments such as the Westhills Master Planned Community & Kettle Creek Communities
- ✓ Rapidly growing region with **residential demand outpacing supply**
- ✓ Exceptional blend of pristine nature & access to amenities
- ✓ Convenient vehicular access to Hwy 1 North/Southbound



RS1 Zoning  
in Place



42 Small Lots &  
130 Townhomes



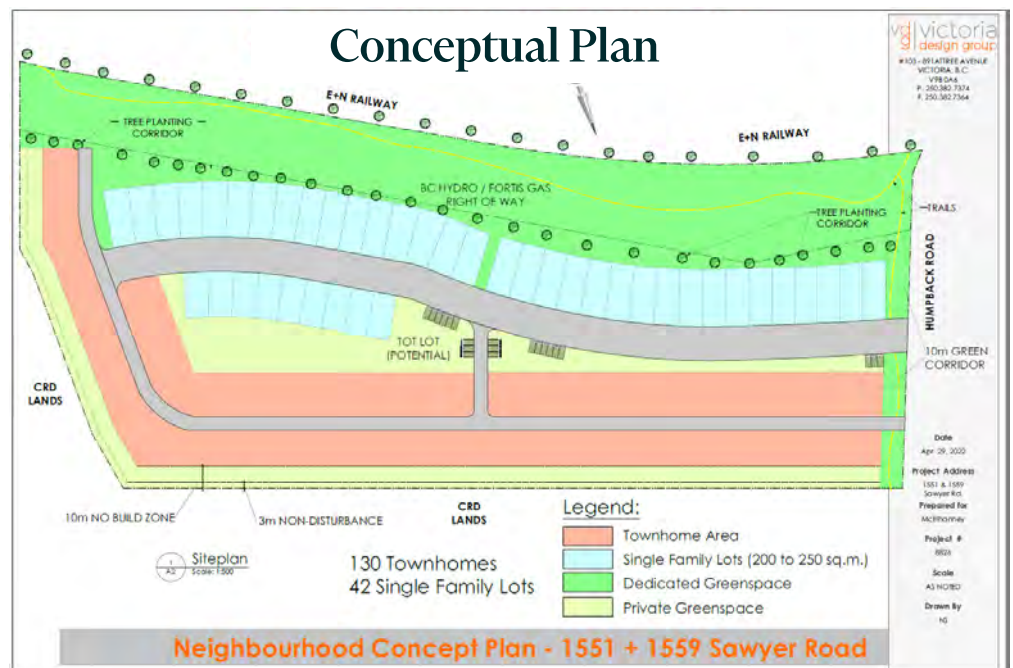
Reports &  
Plans Available



Strong Housing  
Demand



Proximity to  
Amenities



## 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







**PRICE: CONTACT AGENTS**

# Zoned 16.65 Acre Residential Development Opportunity

**Chris Rust**

Personal Real Estate Corporation

Senior Vice President  
Investment Properties Group Victoria  
250 386 0005  
chris.rust@cbre.com

**Ross Marshall**

Personal Real Estate Corporation

Senior Vice President  
Investment Properties Group Victoria  
250 386 0004  
ross.marshall@cbre.com

[www.cbrevictoria.com](http://www.cbrevictoria.com) | [www.cbre.ca](http://www.cbre.ca) | CBRE Limited | 1026 Fort Street, Victoria, BC V8V 3K4 | 250 386 0000

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services [canadamapping@cbre.com](mailto:canadamapping@cbre.com); DMTI Spatial, EnviroNics Analytics, Microsoft Bing, Google Earth.

**CBRE**

**INVESTMENT PROPERTIES GROUP  
VICTORIA**