

FOR SALE

CBRE

# MEW FARMS & BUSINESS PARK LANDS

LANGFORD, BC

2953 SOOKE RD,  
1131, 1141, 1161, 1181 FINNEY RD,  
1201, 1221, 1241, 1261 COGAN RD





# 49 ACRES OF AGRICULTURE/INDUSTRIAL LAND IN LANGFORD

Mew Farms and the Industrial Lands at Dewdney Flats presents the unique opportunity to acquire 49 acres (48.928) near Langford City Centre. The land essembly encompasses 1131 Finney Road, 1141 Finney Road, 1161 Finney Road, 1181 Finney Road, 2953 Sooke Road, 1201 Cogan Road, 1221 Cogan Road, 1241 Cogan Road and 1261 Cogan Road.

The Mew Farms and Industrial Lands at Dewdney Flats features seven ALR land parcels (40.696 acres) of rich farmland and two land parcels (8.00 acres) of Industrial zoned Business Park 8 – Centre Mountain (BP8) land for a total of 9 land parcels. This assembly of properties provide opportunities for future developments including potential for a distillery and or brewery, farm market and agritourism.

## ZONING & LAND USES

### Agriculture 1 (AG1) - ALR Allowable







- + Wineries & Cideries
- + Farming
- + Agroforestry
- + Green Housing
- + Boarding Kennel
- + Equestrian Facilities
- + Education & Research
- + Farm Retail Sales

### Business Park 8 - Centre Mountain (BP8)

- | Retail            | Institution                       | Office            | Industrial        |
|-------------------|-----------------------------------|-------------------|-------------------|
| + Bakery          | + School                          | + Medical Clinics | + Light & General |
| + Restaurant      | + Research & Development Facility |                   |                   |
| + Shopping Centre |                                   |                   |                   |
| + Farmer's Market |                                   |                   |                   |

## RECENT IMPROVEMENTS

In the early 1950's Mew Farms provided the greater Langford and Victoria area with fresh local produce. The remaining large acre farm-site is positioned to continue contributing to food security with sustainable farming with barns and homes currently present on the property. Several significant upgrades and improvements to the property's infrastructure have occurred in the past few years, including new road access, fencing and gates, additional sewage hookups, and water service.

- |  |   |   |                       |
|--|---|---|-----------------------|
|  | New Connector: Finney Road winds through the property, connecting Westshore Parkway at Sooke Road (Hwy 14) to Luxton Road |  | Fencing & Gates       |
|  | 1131 Finney Road: 2 Barns, 2 Homes & Farming Infrastructure   |  | New Drainage System   |
|  |   |  | New Sewer Hook Ups    |
|  |   |  | New Driveway & Bridge |



**Dedicated Farmland at Mew Farms**



# INDIVIDUAL LOTS

## SIZING AND ZONING

TOTAL SITE SIZE  
49 Acres (48.92)

TOTAL PRICE  
\$9,960,000

ASSEMBLY 1

ADDRESS	SIZE	ZONING	PRICE
1181 Finney Road	6.823 Acres	AG1 - Designated ALR	\$3,075,000
2953 Sooke Road	5.188 Acres	AG1 - Designated ALR	
1261 Cogan Road	3.374 Acres	BP8 - Business Park 8	

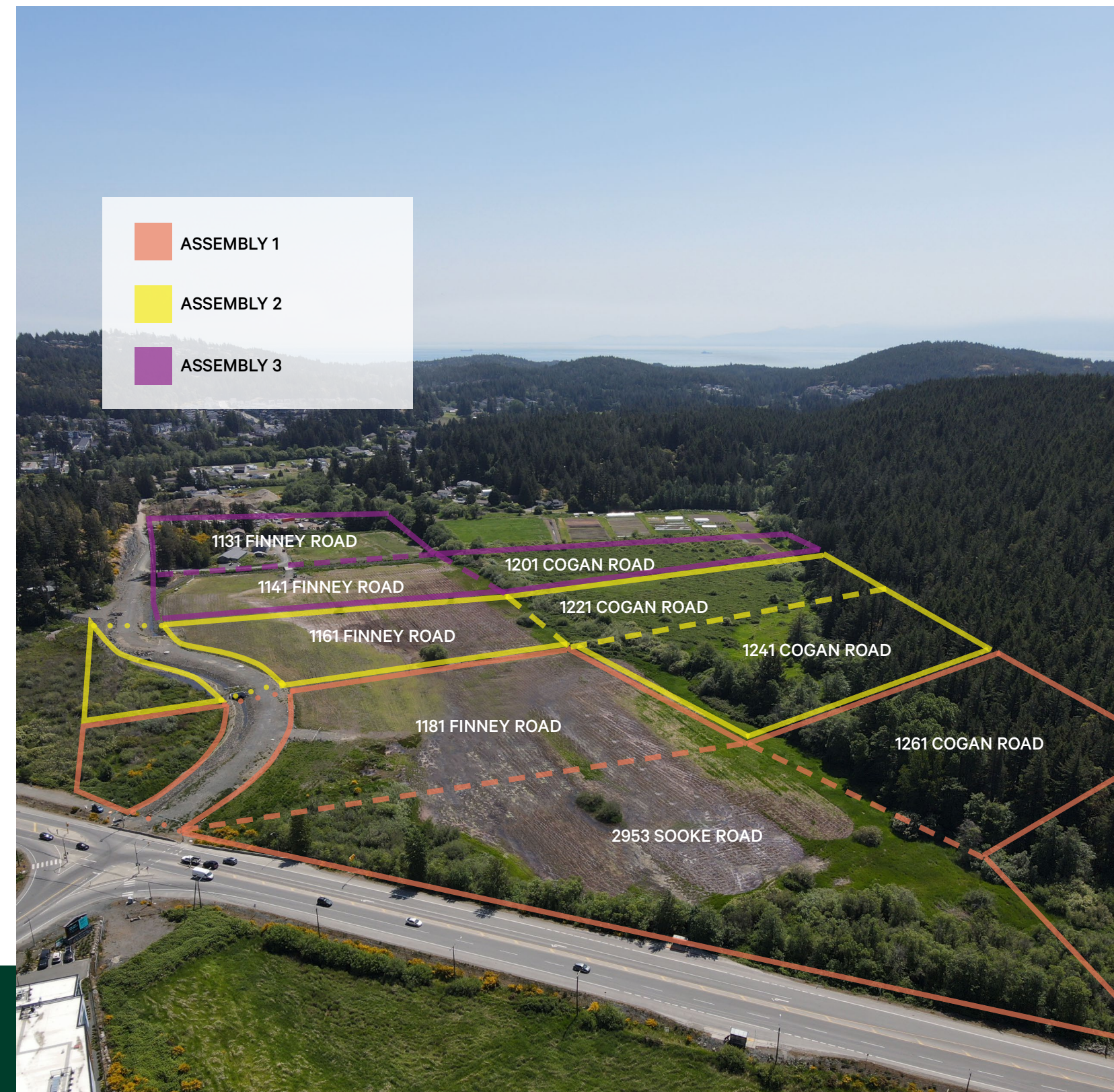
ASSEMBLY 2

1161 Finney Road	6.699 Acres	AG1 - Designated ALR	\$3,550,000
1221 Cogan Road	4.71 Acres	AG1 - Designated ALR	
1241 Cogan Road	4.28 Acres	BP8 - Business Park 8	

ASSEMBLY 3

1131 Finney Road	5.75 Acres	AG1 - Designated ALR	\$3,335,000
1141 Finney Road	6.375 Acres	AG1 - Designated ALR	
1201 Cogan Road	5.15 Acres	AG1 - Designated ALR	

**TOTAL**  
Site Size **49 Acres (48.92)** **\$9,960,000**



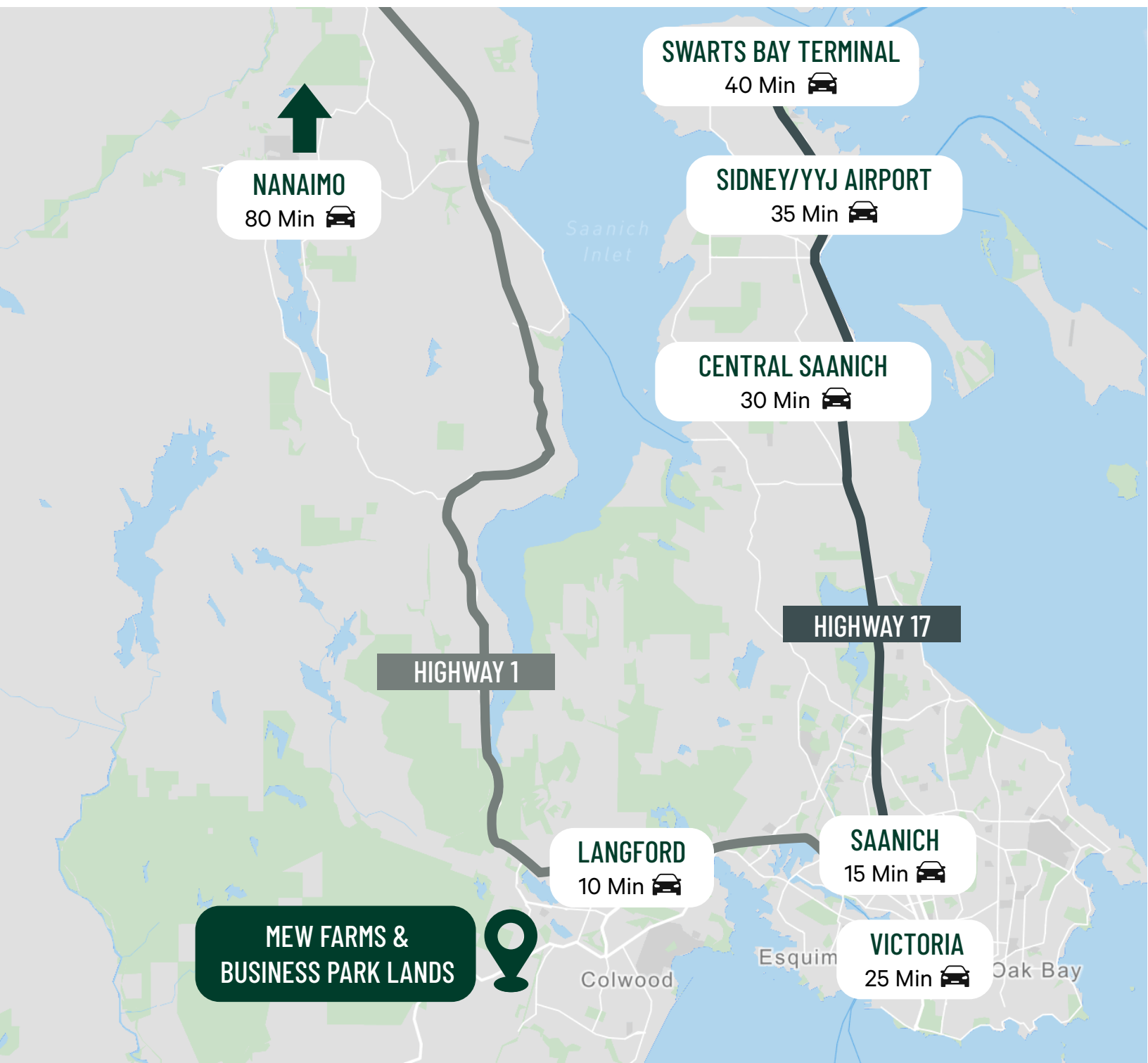




**View of Langford**

# LOCATION

Mew Farms is a 10 - minute drive to the City Centre of Langford and 25-minutes from Downtown Victoria. Langford is a rapidly growing city located on Vancouver Island, with a population of approximately 46,000 people as of 2021. Langford has a diverse population with a thriving business community, featuring a mix of small and large businesses, including technology, retail, manufacturing, and service industries. The city has implemented initiatives to reduce its carbon footprint, promote eco-friendly practices, and encourage cycling and public transit use. Langford offers numerous outdoor recreational activities, including parks, trails, and sports facilities, such as rugby and soccer stadiums and an 18-hole golf course.



**POPULATION: 46,000+**



**THRIVING BUSINESS COMMUNITY**





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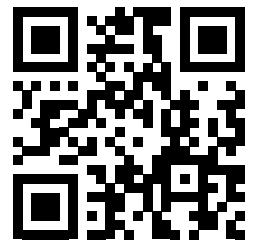
## CONTACT US

**Jeff Lougheed**

Vice President

[jeff.lougheed@cbre.com](mailto:jeff.lougheed@cbre.com)

250 386 0001



CBRE Limited | [www.cbrevictoria.com](http://www.cbrevictoria.com) | 110-800 Yates Street, Victoria BC | V8W 1L8

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