

FOR SALE

3.73 Acre Lakefront Development Opportunity with Holding Income

1261 GOLDSTREAM AVE

LANGFORD, BC



The Opportunity

The CBRE Investment Properties Group is pleased to present the opportunity to purchase a 20 pad lakefront mobile home park which includes 2 single family homes in Langford, BC. With 3.73 acres of land, and significant Langford Lake frontage, the subject property offers holding income as well as excellent redevelopment potential in one of Canada's fastest growing communities. Contact our listing team to discuss tenancies & financials

The Details

Civic Address	1261 Goldstream Avenue, Langford, BC
Legal Addresses	1. Lot 30 Plan VIP885 Section 85 Land District 21 AND LOT 30 (DD 244066-I) SECTIONS 85 & 116 2. Lot 32 Plan VIP885 Section 85 Land District 21 3. Lot 31 Plan VIP885 Section 116 Land District 21 THAT PT OF LOT 31 LYING TO THE S OF THE ISLAND HWY
PID	1. 008-240-221 2. 008-240-248 3. 008-240-311
Total Land Size	162,043 SF / 3.73 Acres
Improvements	20 Pad Mobile Home Park + 2 Single Family Homes
Sewer	Septic - Sewer Available on Goldstream
Water	Municipal
Revenue	Monthly - \$13,547 Annual - \$163,290
Property Taxes	\$30,094.14 (2023)
PRICE	\$4,995,000



Highlights

- ✓ 20 pad mobile home park + 2 single family homes
- ✓ Excellent development potential
- ✓ Significant Langford Lake frontage
- ✓ Large site size at 3.73 acres
- ✓ Provides holding income while planning for development
- ✓ Fully tenanted
- ✓ Located in rapidly growing community of Langford
- ✓ Convenient vehicular access to Hwy 1

Zoning

RL-1 Residential Lakeshore

Uses Permitted, But Not Limited To:

- ✓ Accessory buildings and structures
- ✓ Dwelling One-Family
- ✓ Group Daycare
- ✓ Home Based Businesses

Subdivision Lot Highlights

- Lot size minimums range from 5,920 SF to 16,146 SF depending on design and SPEA requirements
- No lot width less than 52.5 ft

OCP

Hillside or Shoreline Area

Form:

Encourage alternative housing types such as coach housing, row housing, live/work units and townhouses that diversify the housing stock

Density:

40 units per hectare (16 units per acre)

Potential Buildable Units:

16 units per acre x 3.73 acres = **59 units**



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EXCLUSIVE ADVISORS:

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