

For Sale



116-2770

LEIGH RD

Langford, BC

**2,016 SF Flex Commercial
Strata Unit Steps From HWY 1**

CBRE

INVESTMENT PROPERTIES GROUP
VICTORIA

The Opportunity

CBRE is pleased to present a flexible strata unit for sale at 2770 Leigh Road in Langford, BC. Unit 116 is 2,016 SF, split evenly between two floors. The main floor is currently set up as a showroom, however it could also be used for light industrial. The upper floor is set up as office space, with one private office and the remainder being open concept. The BT1 zoning allows for a wide variety of uses, including but not limited to light industrial, office, electronics manufacturing, and training/education. The unit benefits from it's excellent location, which provides easy access to the Trans-Canada highway and traffic counts of 10,000+ vehicles per day on Leigh Rd. The Property will be sold with vacant possession providing for an excellent owner-occupier opportunity.

PRICE: \$809,000

DETAILS - UNIT 116 - 2770 LEIGH ROAD

Municipal Address:	116-2770 Leigh Rd Langford, BC V9B 4G1
PID	030-853-231
Unit Size:	2,016 SF (Main: 1,008 SF Upper: 1,008 SF)
Year Built:	2019
Ceiling Heights:	12' Ceiling Heights on Main 8' on Upper
Electrical:	125 Amp, 3 Phase
Heating:	Heat Pump
Loading:	10' x 10' Overhead Loading Door
Parking:	2 Dedicated Stalls On-Site
Strata Fees:	\$349/Month (2023)
Property Taxes:	\$6,309 (2023)

Highlights

- Flexible open workspaces
- Quality construction, built in 2019
- Excellent visibility with prominent signage opportunities
- Heat pump on both floors
- 2 dedicated parking stalls plus FCFS street parking in front of unit
- One grade level 10' x 10' loading door currently set up as a double-wide man door
- Fully sprinklered
- Comprehensive BT1 zoning allows for a wide range of uses
- Located blocks from Highway 1, providing outstanding vehicular accessibility

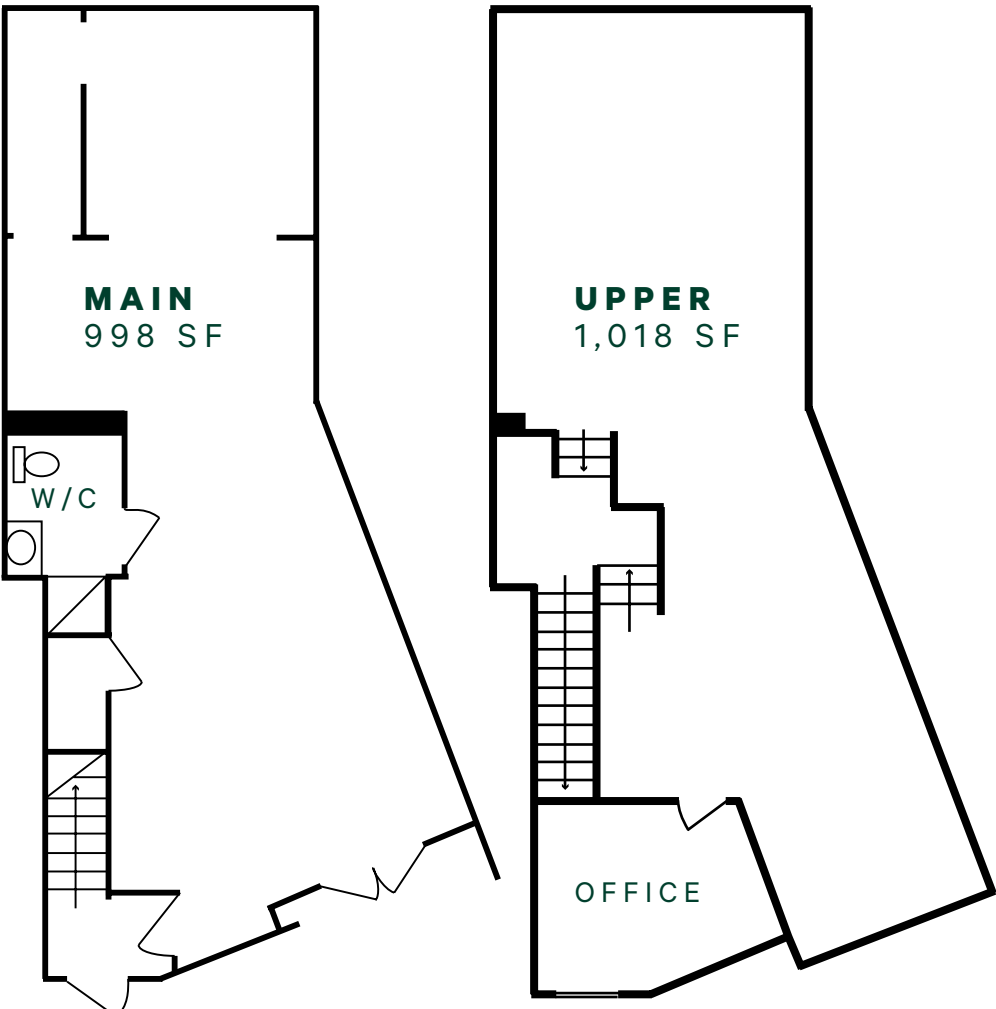
Zoning

Zone Code:

Uses Permitted:
(But not limited to)

BT1 - Business & Technology Park

- ✓ Business Support Services
- ✓ Contractor Service
- ✓ Electronics Sale/Service
- ✓ Film Production Studio
- ✓ Fitness Centre
- ✓ Group Daycare
- ✓ Light Industrial
- ✓ Medical Clinic
- ✓ Office
- ✓ Research & Development
- ✓ Restaurant
- ✓ Retail Store
- ✓ Training & Educational



*Floor Plans Not to Scale

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