



LANGFORD

GATEWAY

1.8 ACRES OF HIGH DENSITY
LANGFORD CITY CENTRE DEVELOPMENT LAND

COURT-ORDERED SALE



THE OFFERING

CBRE Limited has been engaged, pursuant to a Court-Order, to offer for sale Langford Gateway in Langford, BC (the "Property") — an exceptionally well-located 5-parcel assembly encompassing 78,800 SF of CCP zoned, high-density development land, just blocks from Highway 1 and an incredible range of amenities. With over 2,800 SF of frontage on three streets, including major arterial Peatt Road, this offering represents a rare opportunity to develop at scale (6.0 FAR) with in-place zoning, in the heart of one of Canada's fastest-growing communities.



Significant Scale

78,800 SF of land provides for up to 472,800 SF of buildable area



In-Place Zoning

CCP Zoning allows for up to 6.0 FAR



Rapid Growth Location

One of Canada's fastest growing communities (26% increase since 2019)



Proximity to Amenities

Walking distance to shopping, transit, recreation, parks



Proximity to Transit

Located directly on transit, blocks from Highway 1 North-Southbound



Potential for Vendor Financing

Contact agents to discuss details

SALIENT DETAILS

CIVIC ADDRESS	810 ARNCOTE AVE LANGFORD, BC
PID	031-861-288
LEGAL DESCRIPTION	LOT 1, PLAN EPP125536, SECTION 111, ESQUIMALT LAND DISTRICT
LOT SIZE	48,744 SF
CIVIC ADDRESS	2636 PEATT ROAD LANGFORD, BC
PID	005-397-162
LEGAL DESCRIPTION	LOT B, PLAN VIP9793, SECTION 111, ESQUIMALT LAND DISTRICT
LOT SIZE	7,405 SF
CIVIC ADDRESS	2630 PEATT ROAD LANGFORD, BC
PID	005-214-891
LEGAL DESCRIPTION	LOT A, PLAN VIP9793, SECTION 111, ESQUIMALT LAND DISTRICT
LOT SIZE	7,405 SF
CIVIC ADDRESS	2633 SUNDERLAND ROAD LANGFORD, BC
PID	005-052-343
LEGAL DESCRIPTION	LOT 11, PLAN VIP10901, SECTION 111, ESQUIMALT LAND DISTRICT
LOT SIZE	6,534 SF
CIVIC ADDRESS	840 ARNCOTE AVE* LANGFORD, BC
PID	005-052-254
LEGAL DESCRIPTION	LOT 3, PLAN VIP10901, SECTION 111, ESQUIMALT LAND DISTRICT
LOT SIZE	8,712 SF

TOTAL ASSESSED VALUE: \$11,464,600

PRICE: \$9,975,000



MILLSTREAM VILLAGE

- Market on Millstream
- Tom Lee Music
- Milestones
- Serious Coffee
- Pharmasave
- Everything Wine
- Dollar Tree
- Visions Electronics
- Michael's
- Golf Town
- Marshalls
- And Much More...



LAND SWAP *

CIVIC ADDRESS	2637 SUNDERLAND ROAD* LANGFORD, BC
PID	005-052-327
LEGAL DESC.	LOT 10, PLAN VIP10901, SECTION 111, ESQUIMALT LAND DISTRICT
LOT SIZE	6,534 SF

An agreement exists between the property owner and the Langford Fifty and Up Club to swap their property at 2637 Sunderland Road with 840 Arcnote Avenue for the purpose of consolidating the development parcel to a contiguous area.

Contact agents for more details.

LANGFORD B.C.

Living in Langford, BC offers a blend of natural beauty and modern amenities. Residents enjoy access to stunning outdoor recreational activities, including hiking, biking, and proximity to lakes and parks. The community is family-friendly, with excellent schools and a variety of local events fostering a strong sense of community. Langford also features a growing selection of shops, restaurants, and services, combining convenience with a laid-back lifestyle. Its location provides easy access to Victoria while maintaining a quieter suburban atmosphere, making it an appealing choice for families and individuals alike.

WESTSHORE CAMPUS

In 2022, UVic, in collaboration with Royal Roads University (RRU) and Camosun College, announced plans to offer courses at the new West Shore Campus. This \$98 million project will adhere to zero-carbon building design standards, making it the first public post-secondary institution in BC to aim for this goal, and it will also pursue LEED Gold certification.



WESTSHORE TOWN CENTRE

- Canadian Tire
- RONA
- Winners
- HomeSense
- Cineplex Odeon
- CIBC
- Thrifty Foods
- BC Liquor Store
- Cobb's Bread
- SportChek
- Shoppers Drug Mart

GOLDSTREAM VILLAGE

- Bin 4 Burger Longe
- Mad Greeks Pizza
- Jones BBQ
- SPINCO Fitness
- Starbucks
- Fairway Market
- Browns Social House
- Darcy's Pub
- Dollarama
- Liquor Planet
- Sushi Ya

↑ **26.4%**
Population Growth Since 2019 (8x National Avg.)

↑ **18.6%**
Projected Population Growth (5YR)

↓ **37.4**
Average Age of Residents

↑ **\$113,621**
Average Household Income

↓ **44%**
Rental Housing (61% in City of Victoria)

#1
Most Livable Community in Canada

*Demographics measured within 1.5 km radius from Subject Property



- ROYAL COLWOOD GOLF COURSE
- GOLDSTREAM VILLAGE
- WESTSHORE TOWN CENTRE
- POST-SECONDARY CAMPUS
- RUTH KING ELEMENTARY

- VETERANS MEMORIAL PARKWAY
- PEATT ROAD
- ARNCOTE AVENUE
- SUNDERLAND ROAD

Recreational Amenities

Bear Mountain Golf & Country Club	11 Mins
Goldstream Provincial Park	10 Mins
Thetis Lake Provincial Park	6 Mins
Florence Lake	5 Mins
Starlight Stadium	7 Mins
Juan De Fuca Recreation Centre	9 Mins
Jordie Lunn Bike Park	8 Mins



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