

# 961

DUNFORD AVE  
LANGFORD, BC

CBRE

## FOR SALE

### FREEHOLD INDUSTRIAL CORNER LOT TILT-UP BUILDING

PRICED REDUCED!



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# 961

**DUNFORD AVENUE**  
LANGFORD, BC

## THE OPPORTUNITY

CBRE Victoria is pleased to present the opportunity to purchase 961 Dunford Avenue in Langford, BC. The building is 19,940 square feet on a 24,908 square foot lot. The newly vacant unit will be well received by the market or the purchaser has the opportunity to occupy 8,722 square feet of open warehouse space, featuring 17'3" ceiling heights and a 16'x13'11" overhead door. The remainder of the units are tenanted with various flexible lease terms remaining, opening up the possibility for the purchaser to occupy additional space if desired. Clean phase 1 & 2 environmental reports are available in the data room.

**PRICE:** ~~\$5,990,000~~  
**\$5,790,000**

## PROPERTY HIGHLIGHTS

- Priced to sell, listed below the assessed value
- Corner lot in the Langford industrial core, with exceptional frontage at the entrance to the Henry Eng Business Park
- Prominent pylon signage
- Clean Phase 1 and Phase 2 environmental reports available
- Investment or owner-occupier opportunity, with expansion opportunities for an occupier

## ZONING

### M-1 Zone Light Industrial District

**Permitted uses include, but are not limited to:**

- Light industrial
- Warehouse
- Household equipment and appliance repair
- Automotive repair and service facility
- Equipment sales, service, repair and rental
- Film production studio



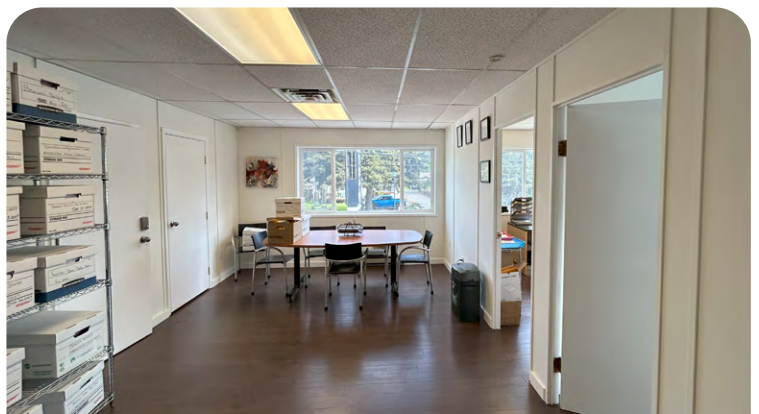
**FRONT OF BUILDING**



**PROPERTY AERIAL**



**WAREHOUSE (TENANTED)**



**OFFICE SPACE (TENANTED)**

## 961 DUNFORD AVENUE - PROPERTY DETAILS

<b>Assessed Value:</b>	\$6,442,000 (2025)
<b>Legal Description:</b>	LOT 74, PLAN VIP52B, SECTION 31, ESQUIMALT LAND DISTRICT, PID: 005-469-023
<b>Property Taxes:</b>	\$74,136.27 (2024)
<b>Lot Size:</b>	27,031 SF   0.62 Acres
<b>Frontage:</b>	Approx. 245 ft on Henry Eng Pl and 95 ft on Dunford Ave
<b>Parking:</b>	24 Total Parking Stalls (8 Available with Vacant Unit)
<b>Building Size:</b>	19,940 SF
<b>Construction:</b>	Concrete Tilt-up
<b>Year Built:</b>	1976
<b>Loading:</b>	5 Grade Level Overhead Bay Doors
<b>Ceiling:</b>	17'3" Clear Heights
<b>Electrical:</b>	400 Amp Three Phase
<b>Heating:</b>	Gas Overhead Radiant Heating & Wood-Fired Heating

## OWNER-OCCUPIER OPPORTUNITY

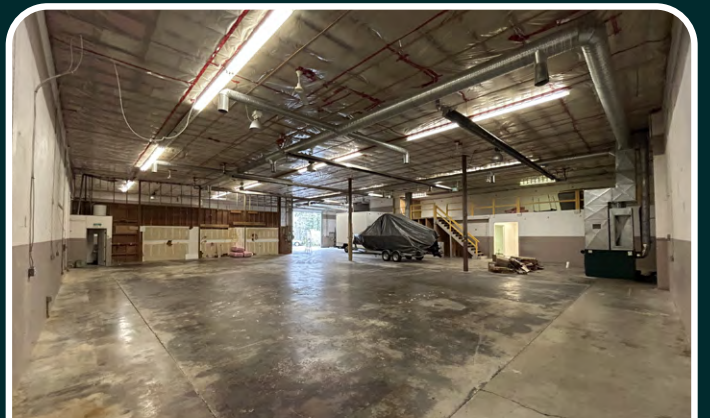
- 8,400 SF of available open warehouse space
- 17'3" clear heights
- 200 amp 3 phase power
- 16' x 13'11" manual overhead door
- Gas overhead radiant heating and wood fired heating
- 8 designated parking stalls
- Mainly wide-open warehouse, additional mezzanine space along left side



PROPERTY AERIAL



DRIVE-IN LOADING



AVAILABLE WAREHOUSE



# 961

**DUNFORD AVE**  
LANGFORD, BC



## INVESTMENT & OWNER-OCCUPIER OPPORTUNITY IN LANGFORD'S INDUSTRIAL CORE

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