

FOR SALE

# 0.73 ACRE RESIDENTIAL DEVELOPMENT OPPORTUNITY

1031 & 1033 Goldstream Avenue + 2814 & 2818 Carlow Road | Langford, BC



CBRE

# THE OPPORTUNITY

CBRE Victoria is pleased to present the opportunity to purchase three adjacent Properties which have been assembled in the Langford core. The Properties (1031, 1033 Goldstream Ave & 2814, 2818 Carlow Road) consist of 31,823 SF (0.73 acres) of land, with Langford City Centre OCP designation, which permits a wide range of development opportunities. Investors will benefit from significant holding income from the existing duplex and two single family homes while development plans are brought to fruition.

## HIGHLIGHTS

- + 3 properties totalling 31,823 SF / 0.73 acres of land (LTSA measurement)
- + Key frontage on both Goldstream Ave (arterial) and Carlow Rd (secondary)
- + Favorable City Centre OCP designation provides precedent for high density
- + Significant in-place holding income while in development planning
- + Langford core location, directly across from Spencer Middle School and Centennial Park
- + Opportunity to develop housing in one of Canada’s fastest growing communities

## LAND USE CONTROLS



### OCP Designation:

Designation:	City Centre
Density:	Case by case
Built Form:	Higher-density forms of development with the highest density concentrated towards Goldstream Avenue



### Conceptual Density Scenario:

The Municipality of Langford has suggested they would entertain density in the CC zone of 3.0:1 FSR and above.

3.0:1 FSR:	95,469 SF of Buildable Area
Price per Buildable:	\$41.85 PBSF

Price: \$3,995,000

Total Land Size: 31,823 SF

## DETAILS

### 1 1031-1033 Goldstream Ave

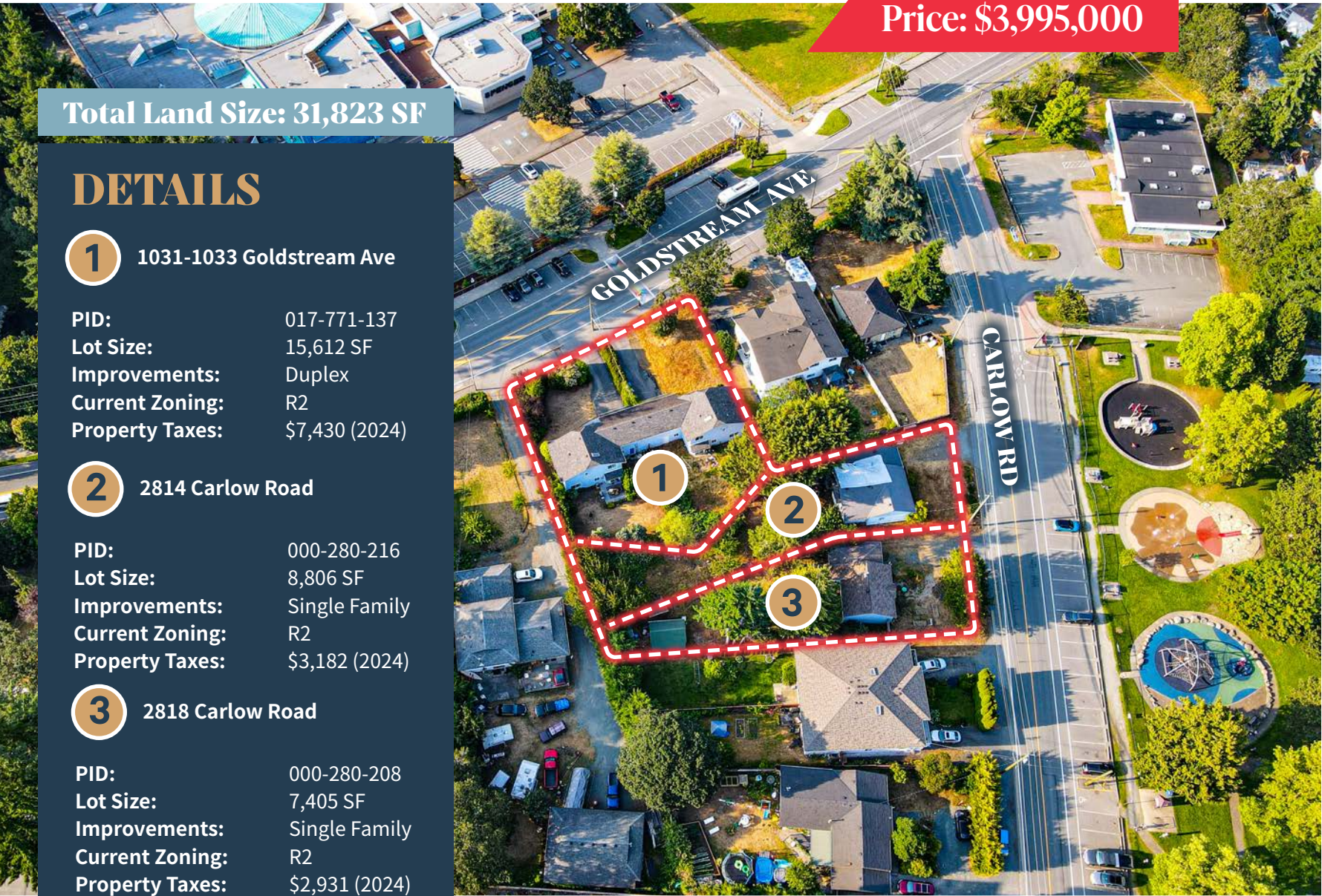
PID:	017-771-137
Lot Size:	15,612 SF
Improvements:	Duplex
Current Zoning:	R2
Property Taxes:	\$7,430 (2024)

### 2 2814 Carlow Road

PID:	000-280-216
Lot Size:	8,806 SF
Improvements:	Single Family
Current Zoning:	R2
Property Taxes:	\$3,182 (2024)

### 3 2818 Carlow Road

PID:	000-280-208
Lot Size:	7,405 SF
Improvements:	Single Family
Current Zoning:	R2
Property Taxes:	\$2,931 (2024)



FOR SALE

# 0.7 ACRE RESIDENTIAL DEVELOPMENT OPPORTUNITY

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Price: \$3,995,000

## EXCLUSIVE ADVISORS:

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**CBRE**

INVESTMENT PROPERTIES GROUP  
V I C T O R I A

## SPECIALIZING IN INVESTMENT & DEVELOPMENT PROPERTY

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