

**FOR SALE**

# FULLY-SERVICED 3.76 ACRE DEVELOPMENT OPPORTUNITY ON BEAR MOUNTAIN

*Two Parcels with Plans for 58 Townhomes & 7 Single Family Lots*

**CBRE**



**890 BEAR MOUNTAIN PKWY & ARCHER GATE | LANGFORD, BC**

[CBREVICTORIA.COM](http://CBREVICTORIA.COM) | [CBRE.CA](http://CBRE.CA)

# The Offering

## *A Rare, Fully-Serviced Housing Development Opportunity on Iconic Bear Mountain*

CBRE Limited is pleased to offer for sale two parcels of fully-serviced residential development land totalling 3.76 acres on the East side of Bear Mountain.

The first parcel, on Archer Gate, is 3.04 acres with plans for 58 townhomes (3-storey, 1,950 SF). The other parcel at 890 Bear Mountain Parkway is 0.72 acres with plans for 7 single family lots that are approved for subdivision.

Purchasers will benefit from the iconic location, with proximity to all of the exceptional amenities that Bear Mountain has to offer. With sewer, storm, water, electrical, roads, curbs and streetlights in place, development can advance extremely quickly.



*Conceptual Development Rendering*



# Highlights

- + Two Properties totalling 163,602 SF / 3.76 Acres of land (BC Assessment)
- + Fully serviced: sewer, storm, water, electrical, roads, curbs, streetlights
- + Development plans in place for 58 townhomes + 7 single-family homes (approved for subdivision)
- + Opportunity to develop housing in one of Canada's fastest growing communities (Langford, BC)
- + Direct proximity to exceptional amenities including: Bear Mountain Golf Resort, Millstream Shopping Centre, Starlight Stadium, two new planned schools & some of Greater Victoria's best nature trails
- + Some soft costs and municipal fees have been pre-paid
- + Vendor financing available (contact agents)

1

## Archer Gate

### Legal Description:

LOT 13, PLAN EPP81908, SECTION 2, RANGE 3W, HIGHLAND LAND DISTRICT

### PID:

032-185-022

### Land Size:

3.04 Acres | 132,379 SF

### Zoning:

CD20 - Eagle Ridge

### Property Taxes:

\$44,656 (2025)

### Dev. Plans:

58 Townhomes  
· Three Storey  
· 1,950 SF Average  
· Rooftop Patios

2

## 890 Bear Mountain Parkway

### Legal Description:

LOT 1, PLAN VIP74176, SECTION 2, RANGE 3W, HIGHLAND LAND DISTRICT, EXCEPT PLAN VIP74179, & EXC PL VIP74903, VIP75624, VIP76187, VIP77432 VIP77698, VIP78206, VIP79183, VIP89330, EPP36433 & EPP81908

### PID:

025-483-528

### Land Size:

0.72 Acres | 31,223 SF

### Zoning:

CD20 - Eagle Ridge

### Property Taxes:

\$8,715 (2025)

### Dev. Plans:

7 Single Family Dwellings

**PRICE: \$10,100,000**

**PRICE: \$2,400,000**

1

2

ARCHER GATE

BEAR MOUNTAIN GOLF RESORT



SUBJECT PROPERTY

MILLSTREAM VILLAGE

SKIRT MOUNTAIN



FOR SALE

# FULLY-SERVICED 3.76 ACRE DEVELOPMENT OPPORTUNITY ON BEAR MOUNTAIN

## EXCLUSIVE ADVISORS:

**Chris Rust**

Personal Real Estate Corporation  
Senior Vice President  
Investment Properties Group  
+1 250 386 0005  
chris.rust@cbre.com

**Ross Marshall**

Personal Real Estate Corporation  
Senior Vice President  
Investment Properties Group  
+1 250 386 0004  
ross.marshall@cbre.com

SPECIALIZING IN INVESTMENT & DEVELOPMENT PROPERTIES

CBRE LIMITED | 110-800 YATES STREET | VICTORIA, BC V8W 1L8

**CBRE**

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Envisionics Analytics, Microsoft Bing, Google Earth.