

For Sale by Court Order

2870 & 2876 Jacklin Road
Langford, B.C.

Prominently Located ±17,786 SF
Multifamily Development Opportunity



Colliers

Conceptual Rendering

The Opportunity

Colliers is pleased to present the opportunity to acquire 2870 & 2876 Jacklin Road (the “Property”), a multifamily development site located on the periphery of Downtown Langford, one of Greater Victoria’s fastest-growing residential nodes.

Strategically positioned along Jacklin Road and within walking distance of key amenities including Belmont Market and Langford’s rapidly expanding City Centre, the Property offers compelling underlying fundamentals for residential development.

The Property represents an attractive opportunity for developers seeking a well-located, policy-supported site in a growth-oriented municipality, with upside achieved through the entitlement and rezoning process.



Conveniently located 17,786 SF development site within the City of Langford, on the periphery of downtown Langford and within walking distance to Belmont Market



Favourable OCP designation allowing for multifamily residential supporting high density redevelopment potential or woodframe construction



Proximity to the new John Horgan Post Secondary Campus, which is expected to act as a long-term demand driver for both rental/condominium housing and supporting commercial uses



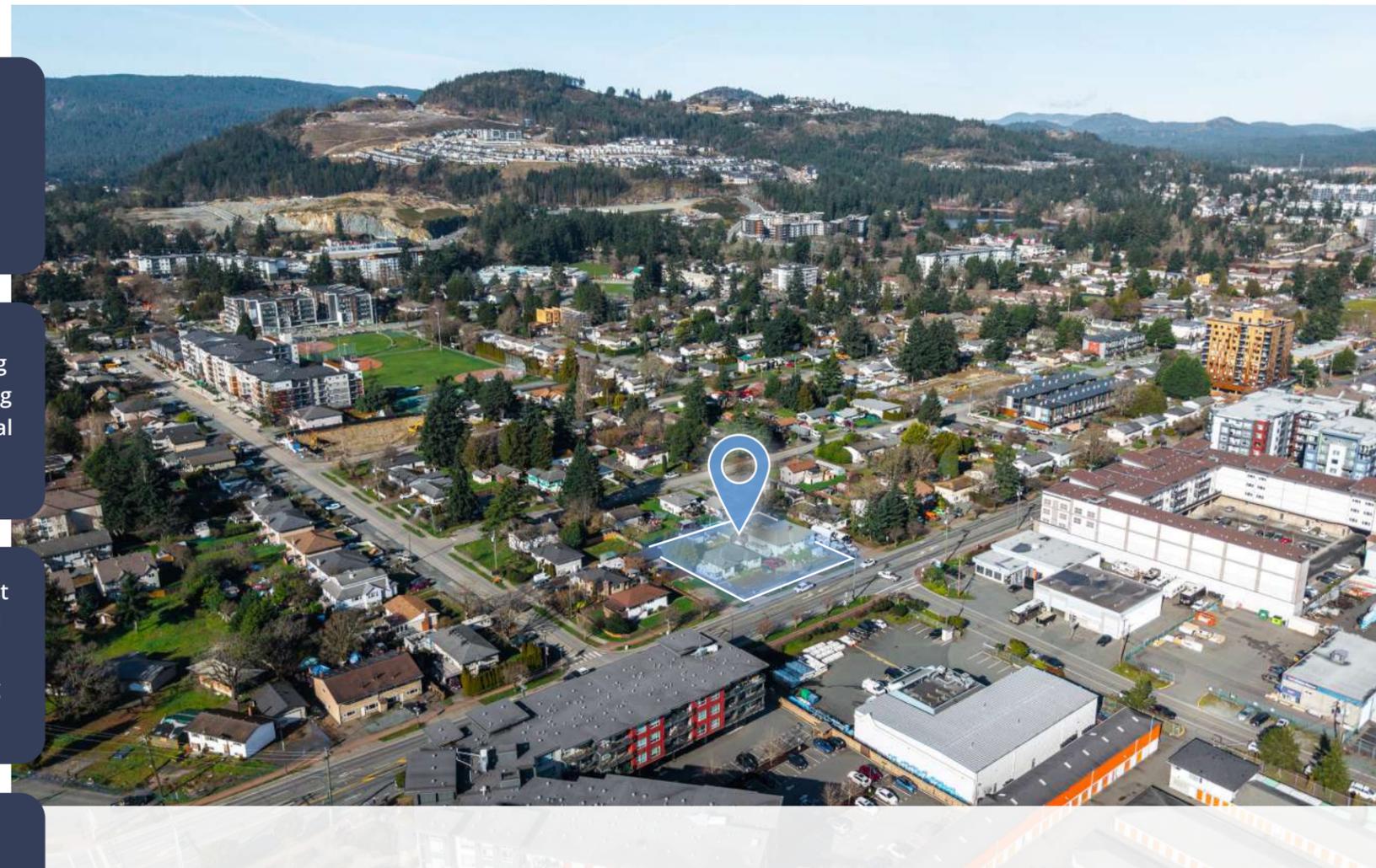
Located near a range of established amenities, including retail, services, restaurants, and public transportation, enhancing livability and market appeal



Situated within a growth-oriented municipality that continues to attract population, employment, and institutional investment



Development scale and density potential align with market-supported mid-rise product in the Westshore, consistent with recent developer activity and demand trends



Civic Addresses

2870 & 2876 Jacklin Road, Langford, B.C.

Legal Descriptions

2870 Jacklin Road: LOT 17, SECTION 79, ESQUIMALT DISTRICT, PLAN 18207, PID: 003-915-221

2876 Jacklin Road: LOT 18, SECTION 79, ESQUIMALT DISTRICT, PLAN 18207, PID: 003-915-417

Site Description

Rectangular shape with frontage along Jacklin Road

Site Area

17,786 SF or 0.41 acres *(per proposed development plans)*

Services

The Property is assumed to have sufficient services for redevelopment of the Property

Current Zoning

R2 - One-and-Two-Family Residential

Official Community Plan (OCP) Designation

The City Centre (Downtown):

This designation permits a mix of multi-family residential, commercial, and institutional uses, with mandatory ground-floor commercial throughout the area. The maximum building height is 28 storeys, inclusive of the required ground-floor commercial, with the potential for up to two additional non-residential storeys, allowing a total height of up to 30 storeys.

Site Improvements

The Property is improved with two (2) duplexes providing holding income while a prospective purchaser takes the Property through entitlement

Nearby Amenities



Rona

Superstore

Westshore Town Centre

Belmont Market

Walmart

Canadian Tire

Langford Parkway

Jacklin Road

The Location

The Property enjoys a highly visible and accessible location in Langford, one of British Columbia’s fastest-growing urban centres. Surrounded by a diverse mix of residential, retail, and recreational amenities, the Property offers immediate access to daily conveniences and lifestyle offerings, making it a prime location for multifamily development.

The Property is ideally positioned in the heart of Langford, within walking distance to Goldstream Village, Belmont Market, and Westshore Town Centre. The Property benefits from immediate access to major transportation routes and a full range of retail, recreation, and educational amenities.

Langford is the economic and service hub of the Westshore region and has emerged as a destination for young families and professionals seeking affordability, connectivity, and a vibrant, outdoor-focused lifestyle.



Westshore Town Centre

The Brick
Cineplex Odeon
Winners
Shoppers Drug Mart
SportChek

Belmont Market

Thrifty Foods
Liberty Kitchen
Scotiabank
Starbucks
A&W

Goldstream Village

Fairway Market
Bin 4 Burger Lounge
SPINCO Westshore
Refire Kitchen
Salty's Fish and Chips

Other Major Retailers

1	Quality Foods
2	Canadian Tire
3	Superstore
4	Walmart
5	Rona

Asking Price: \$2,895,000

(\$162.77/SF of land or \$54.26/BSF based on a 3.0 FSR)

Offering Process

2870 & 2876 Jacklin Road | Langford, B.C.

Prospective purchasers are invited to submit offers to purchase through Colliers, for consideration by the Lender, pursuant to Court Order No. H-259887, of the Victoria Registry.

The sale of the Property is subject to approval by the Supreme Court of British Columbia.

Please contact the listing agents for more information; or, for access to the virtual data room, please submit a Confidentiality Agreement and disclosure forms ("CA") to Austin Cope. Access will be provided upon receipt of an executed CA.

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