



FOR SALE

324 - 4342 WEST SHORE PARKWAY, LANGFORD

Rare opportunity to purchase a brand-new light industrial space in Langford.

WILLIAM | WRIGHT



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PURCHASE OPPORTUNITY

Unit 324 is an upper-level unit at the West Shore Business Park development with stunning views of the surrounding area and quick access to and from Highway 1 and Highway 14.

Recently completed, the upper level of West Shore Business Park has 75 of the 102 common property parking stalls, providing a much-needed benefit to light industrial businesses in the area. Unit 324 consists of four exclusive stalls at the rear of the unit, where the 12' x 12' loading bay door provides direct access to the 22'6" clear span warehouse space.



PROPERTY FEATURES

Size: ± 3,215 SF

4 LCP parking stalls

Upper Building: 22'6" warehouse ceiling height

Electrical: 200 amp, 120/208V, 3-Phase

12' x 12' Grade level loading door

Enclosed second floor office space

Excellent exposure on to West Shore Parkway

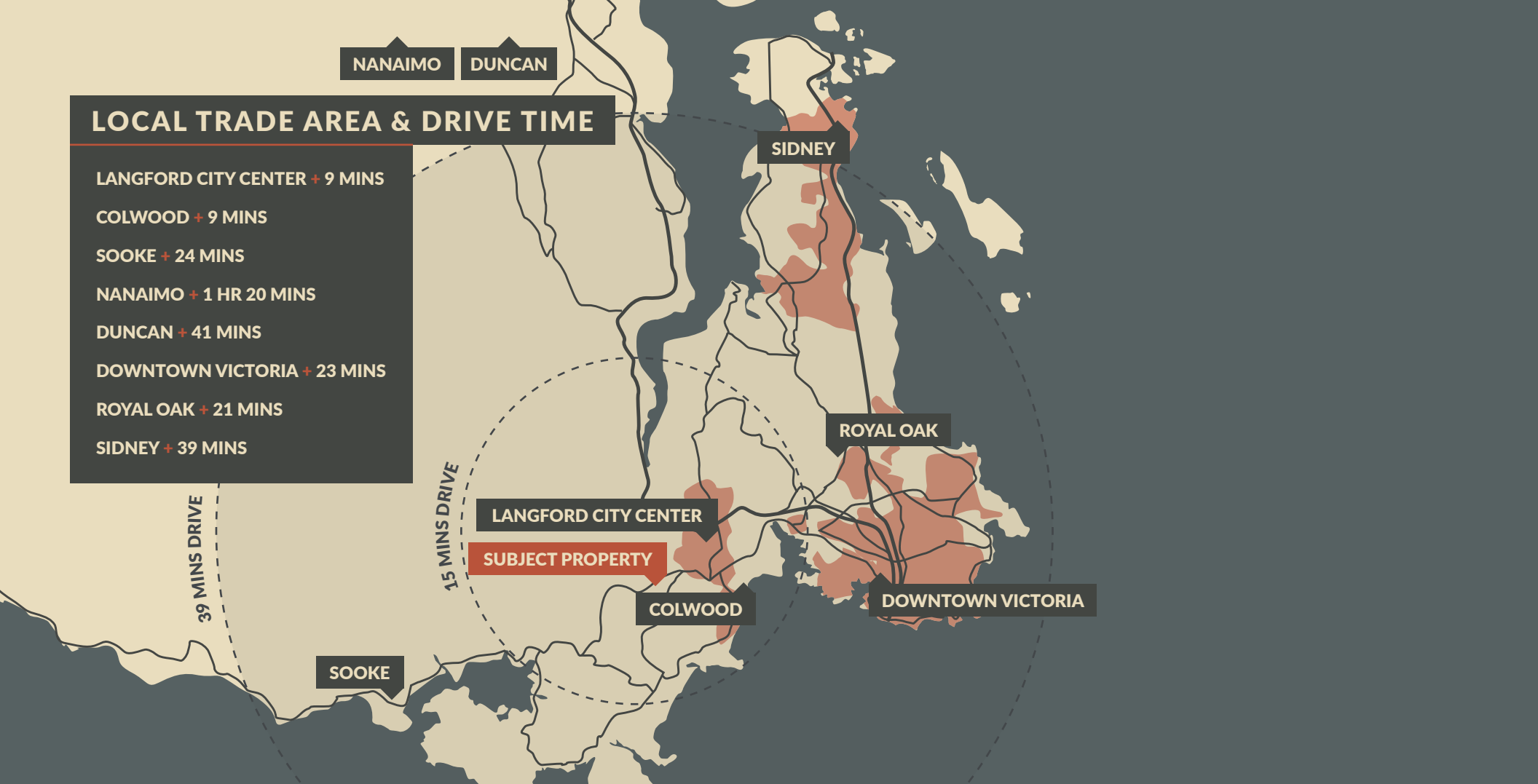
Sprinkler System

Separately metered utilities

Handicap accessible washroom on main floor

Price: \$1,141,325.00





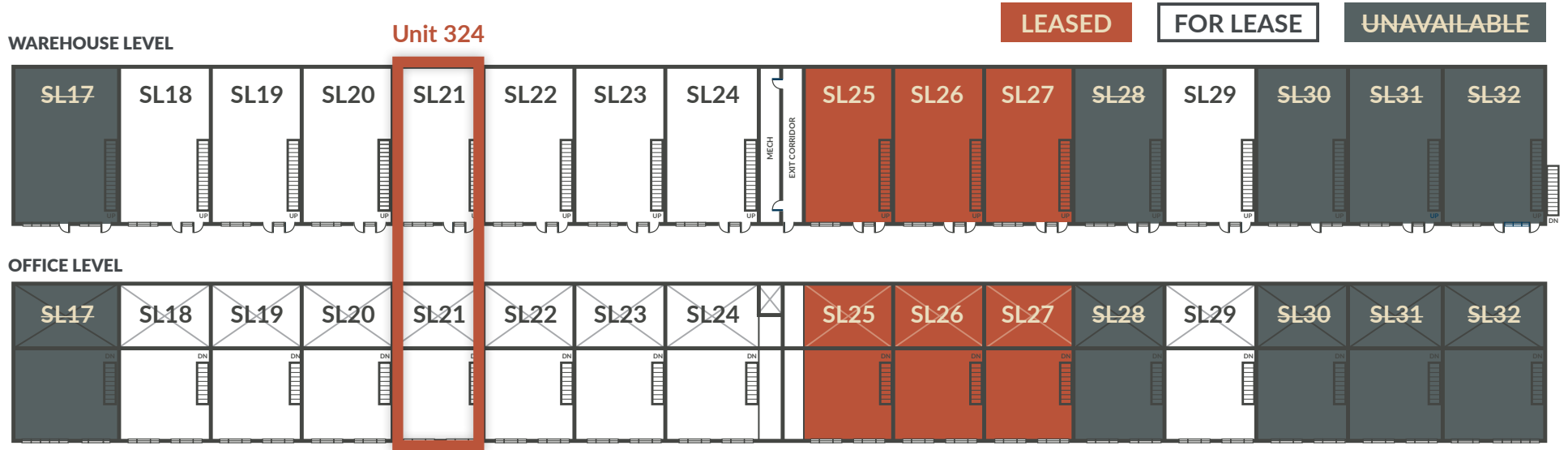
LANGFORD

The City of Langford is a bustling community nestled in the foothills of Mount Finlayson and continues to grow with new developments of all different asset classes. Langford is one of several West Shore municipalities and borders the District of Metchosin, the City of Colwood, the Town of View Royal, the District of Highlands, and the Juan de Fuca Electoral Area of the Capital Regional District (CRD). It is the commercial centre of the West Shore and features many of the amenities that neighbouring municipal residents seek. To become West Shore's business heart, Langford has attracted large retail and wholesale stores, light industrial companies, and dozens of small businesses. With a streamlined re-zoning process and ever-growing consumer market, Langford is the fastest growing city in Canada.



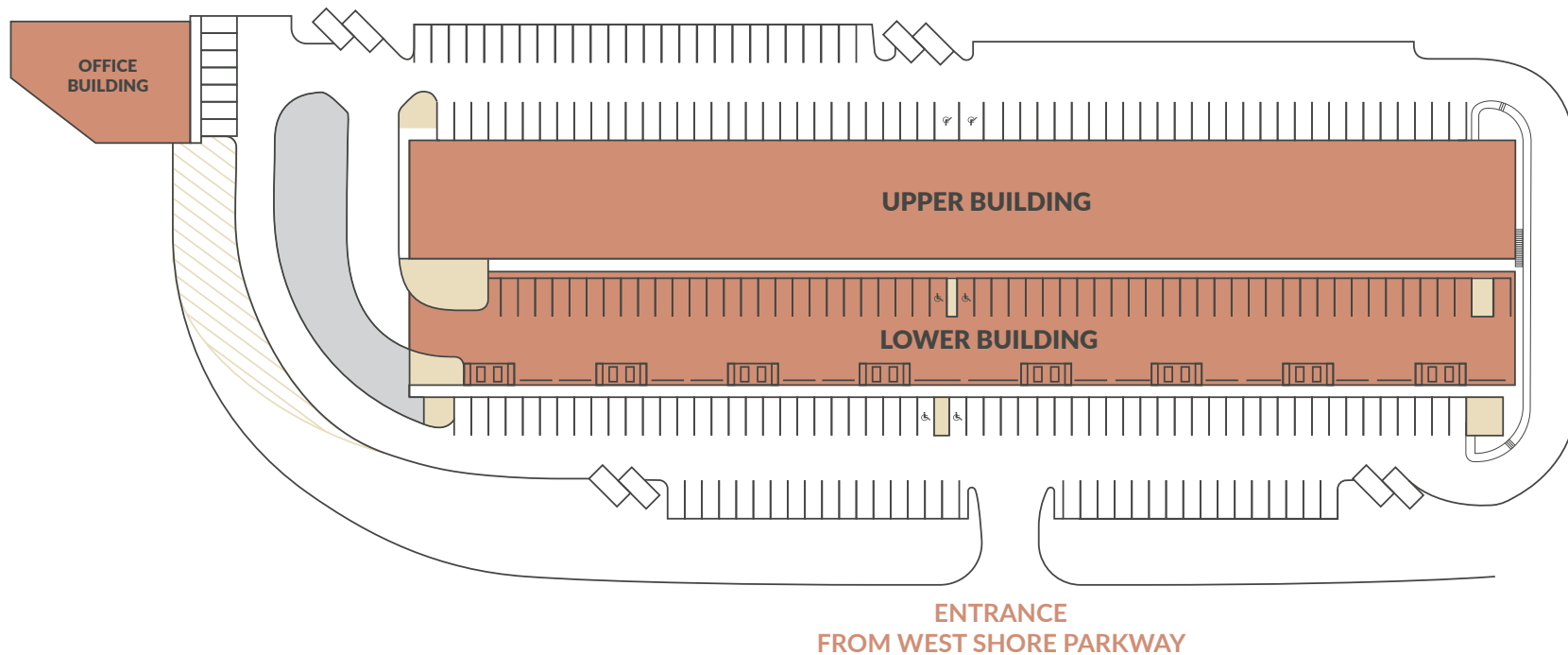


UPPER BUILDING



ALL UNITS INCLUDE A SET OF INTERNAL STAIRS





ZONING AND PERMITTED USES

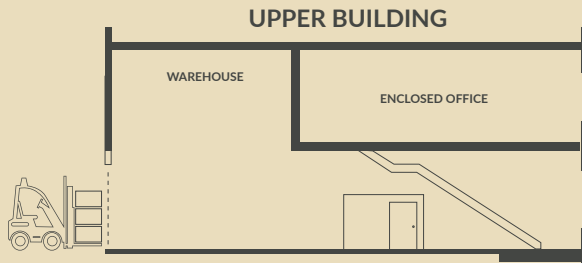
The following uses and no others are permitted in the BP2A Zone:

- Accessory buildings and structures
- Accessory unenclosed storage
- Animal hospital, in enclosed buildings
- Automobile parts and accessories sale, installation, and repair facility
- Automobile rental and sale facility
- Automobile towing and storage facility
- Bakery
- Building and lumber supply store
- Business support service
- Car wash
- Carpentry shop
- Catering
- Commercial nursery and greenhouse
- Concrete plant
- Contractor service
- Crematorium
- Equipment sales, service, repair and rental facility, minor
- Film production studio
- Financial institution
- Financial institution, drive-through
- Fitness centre
- Garden centre and feed supply store
- Gasoline service station
- Group daycare
- Green energy and heat production
- Household equipment and appliance service and repair facility
- Industrial use, general
- Industrial use, light
- Mini-storage facility
- Medical Clinics and accessory related commercial use
- Office
- Recycling depot
- Recycling facility
- Rental of goods and equipment
- Research and development facility
- Restaurant
- Restaurant, drive-through
- Retail store, limited to a maximum of 25% of the gross floor area of the building which it is located
- Veterinary practice, in enclosed buildings
- Warehouse

CEILING HEIGHT

UPPER BUILDING

- 22'6" clear span warehouse ceiling heights
- 9'6" 2nd floor ceiling heights
- 12' ceiling height under 2nd Floor



AMENITIES

CONSTRUCTION

Tilt-up concrete construction & Precast Concrete Hollow-Core Floors by Eagle Builders.

BUILT OUT WASHROOM

Two piece washroom provided on ground floor of each strata unit with 10-gallon HW tank.

LOADING (12' x 12')

Upper Building: Grade loading at rear of the unit.

ELECTRICAL

Conduit provided for EV charging stations to each Strata Lot.

2ND FLOOR

Built-in mezzanine suitable for office space.

WAREHOUSE HEATING

Upper Building: RTU HVAC Systems.

NATURAL GAS

Separately metered 1-inch natural gas service connection. Distribution of natural gas lines within the Strata Lot and consumption costs are the Buyer's responsibility.

FLOOR LOAD CAPACITY

250 LBS/SF

PARKING ALLOCATION

4 stalls per Strata Lot. (2 regular stalls and 2 stalls in front of loading bay).

This communication is not intended to cause or induce breach of an existing agency agreement. E&OE: All information contained herein is from sources deemed reliable, and have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.

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