

For Sale

Centrally located
industrial/office
strata unit

118 - 1039 LANGFORD PARKWAY
LANGFORD, BC

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Offering Overview



Opportunity to acquire a centrally located industrial/office strata unit in the heart of Langford, located off Veterans Memorial Parkway and Highway 1. This unit features grade level loading with a second level office with additional mezzanine space.

SALIENT FACTS

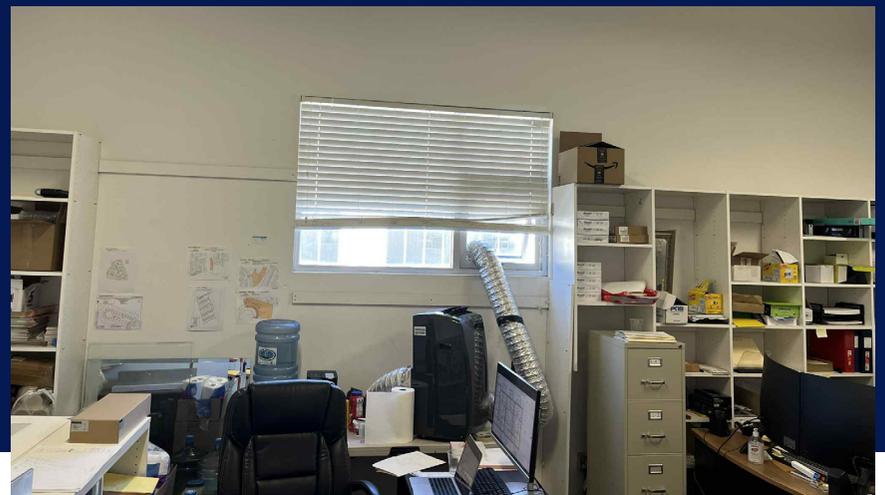
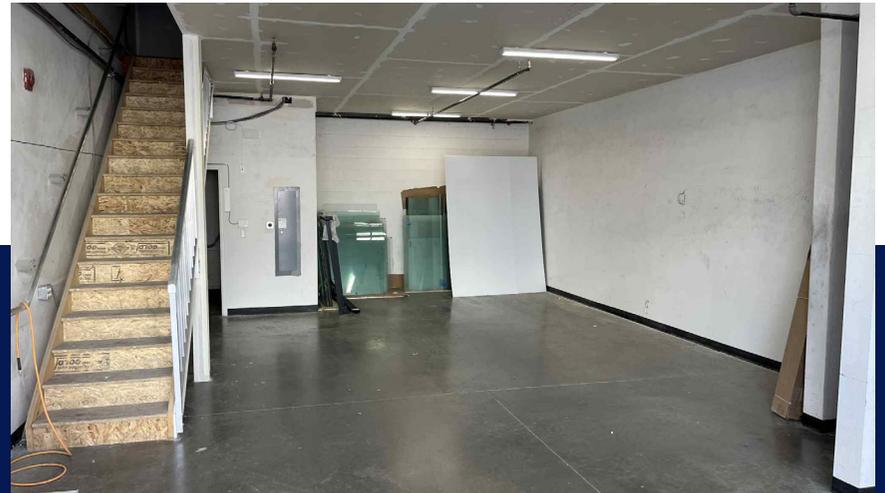
Civic Address 118 - 1039 Langford Parkway
Langford, BC

Legal Description STRATA LOT 5 SECTION 80 ESQUIMALT
DISTRICT STRATA PLAN EPS624
PID: 028-738-934

Unit Size ± 1,849 SF

Parking Two dedicated stalls

Strata Fees \$265.23 per month



Property Overview

PROPERTY SPECIFICS

- **Foundation:** Reinforced poured concrete perimeter foundation
- **Floor Structure:** Reinforced poured concrete ground floor with wood sheathing and joists upper floor
- **Roof:** Flat roof with assumed torch on membrane roof cover
- **Plumbing:** The unit is fully sprinklered. Two-piece bathroom and small hot water tank
- **Heating:** Gas fired overhead space heater
- **Electrical:** 100 AMP main panel

FEATURES



Second level office with built-out mezzanine



Two designated parking stalls



10' x 10' grade loading door



Two-piece washroom on main level

ZONING

Comprehensive Development 2 (CD-2)

Permitted uses include but are not limited to:

- Light industrial
- Office
- Apartment residential
- Fitness centre
- Warehousing
- Retail
(as accessory use)
- Colleges/trade schools
- Medical clinic
- Cultural facility
- Liquor store
- Pet daycare
- Training/education facility

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Purchase Price:
\$985,000

**FOR MORE INFORMATION,
PLEASE CONTACT:**

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