

**AVISON  
YOUNG**

**For Sale**

**385 Lagoon Road**

**Colwood, BC**



**OCCUPIER OPPORTUNITY WITH FUTURE DEVELOPMENT POTENTIAL**

Opportunity to purchase a 100% interest in a rare standalone professional building with ample parking and future development potential in Colwood, BC. Vacant possession is possible.

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*\*Personal Real Estate Corporation*

# For Sale

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## Property Details

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### MUNICIPAL ADDRESS

385 Lagoon Road, Colwood BC

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### PID

000-075-671

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### LEGAL DESCRIPTION

LOT 15, SECTION 36, ESQUIMALT DISTRICT,  
PLAN 13088

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### YEAR BUILT

1960 (According to BC Assessment)

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### LOT SIZE

11,761 SF (According to BC Assessment)

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### BUILDING SIZE

Approx 4,100 square feet

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### ZONING

Neighbourhood Commerical (C1) Zone

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### OCP

Metchosin Lagoon Neighbourhood Hub,  
Neighbourhood

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### PARKING

Approx 25 stalls

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### PROPERTY TAXES (2025)

\$12,521.93

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### ASKING PRICE

**\$1,850,000**

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## Opportunity

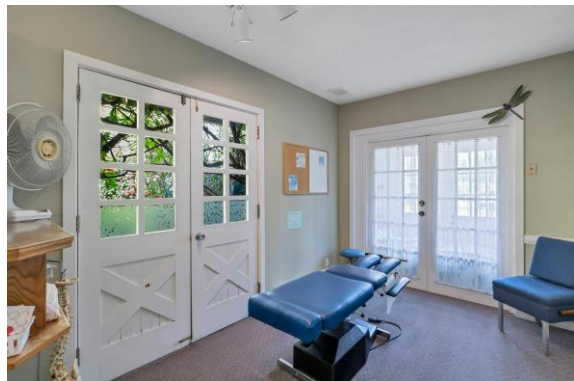
The subject property is a well-appointed medical professional building currently operating as a chiropractic practice on the main floor with auxillary treatment space on the second floor. Convenient parking on site for staff and clients is an asset for this ownership opportunity in a rapidly densifying area. Located in Colwood BC, one minute from the booming master-planned community of Royal Bay, also conveniently 8 minutes from the centre of Langford and less than 30 minutes from downtown Victoria. Can be delivered vacant.





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## Offering Process

*Detailed information is available to qualified purchasers upon execution of a non-disclosure agreement.*

*Offers will be considered by the Vendor on a first-come, first-serve basis.*

## Contact us for more information

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**AVISON  
YOUNG**

**BEST  
MANAGED  
COMPANIES**

Platinum  
member

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