

For Sale | Langshire Lands

Fully Serviced Commercial Industrial Lots
Lots ranging from 1 to 4 acres
1336 LANGSHIRE ROAD, LANGFORD, BC

Colliers

Ed Adams
Personal Real Estate Corporation
Senior Vice President

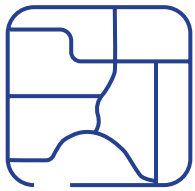
Marc Foucher
Personal Real Estate Corporation
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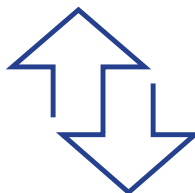
THE OPPORTUNITY

Colliers is pleased to present the opportunity to purchase land within Westshore’s newest business park at 1336 Langshire Road in Langford, BC. Conveniently located near the Trans-Canada Highway, owners will benefit from full turning access in both directions onto West Shore Parkway, along with signalized access at Sooke Road. The offering consists of 1 - 4 acre parcels, with the ability to assemble for larger requirements, providing businesses with the opportunity to develop custom facilities tailored to both their current operations and future growth. The Seller will consider build-to-suit requirements as well.

Highlights



Multiple lots can be combined, providing flexibility for businesses of all sizes



All sites include services to the lot line and will be graded, leveled & shovel-ready



Lot coverage of all buildings and structures up to 60%



Direct connection to the West Shore Parkway which connects the Langshire Lands to the Trans-Canada Highway, with full turning access in both directions



Located within a rapidly growing and sought after industrial node, which benefits from numerous surrounding businesses and services



SUBDIVISION PLAN

Address: 1336 Langshire Road, Langford, BC

PID: 031-971-881

Price: Contact Listing Agents

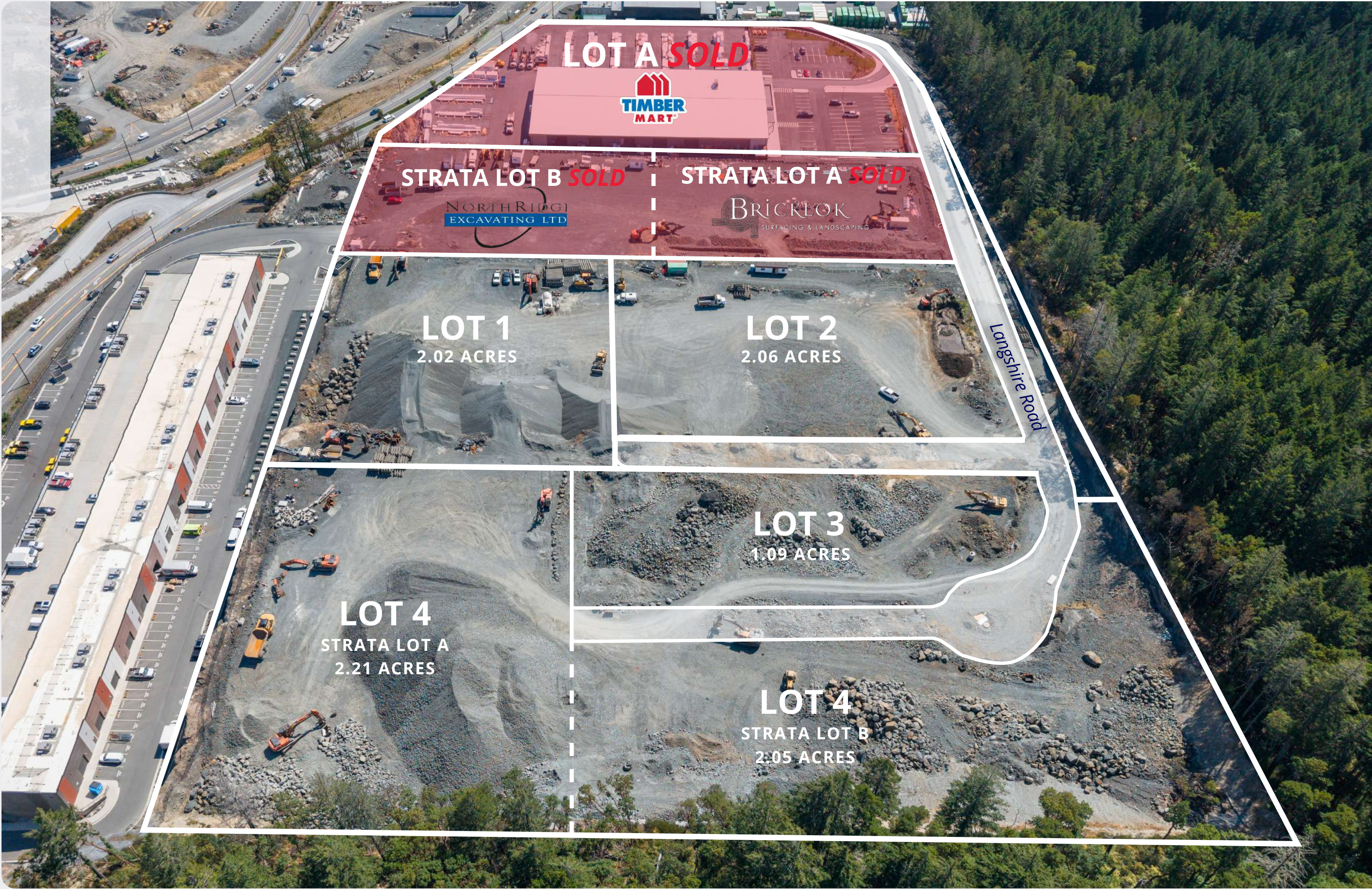
All site sizes, outlines, and roads are approximate and subject to change.

Zoning

BUSINESS PARK 2A (BP2A – SOOKE ROAD WEST) ZONE

Permitted uses include, but are not limited to:

- Veterinary and animal hospitals
- Sale, rental and servicing of vehicles
- Building and lumber supply store
- Bakery
- Car Wash
- Carpentry shop
- Commercial nursery and greenhouse
- Contractor service
- Equipment sales, service, repair and rental
- Film production
- Financial institution
- Fitness centre
- Garden centre and feed supply store
- Group daycare
- Industrial use
- Mini-storage
- Recycling
- Medical office
- Restaurant
- Retail
- Warehousing



THE LOCATION



Drive Times



Trans Canada Highway Access
6 minutes / 4 km



Langford City Centre
10 minutes / 6 km



Downtown Victoria
25 minutes / 20 km

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