



For Sale

Under Court Order

Substantially Complete 11-Lot Bare
Land Strata Subdivision Opportunity

887 Klahanie Drive, Langford, B.C.

Klahanie Drive

Colliers

The Opportunity

Under Court Ordered Sale, Colliers is pleased to present the opportunity to acquire 887 Klahanie Drive, a serviced 2.0-acre residential development site located in the rapidly growing community of Langford, British Columbia.

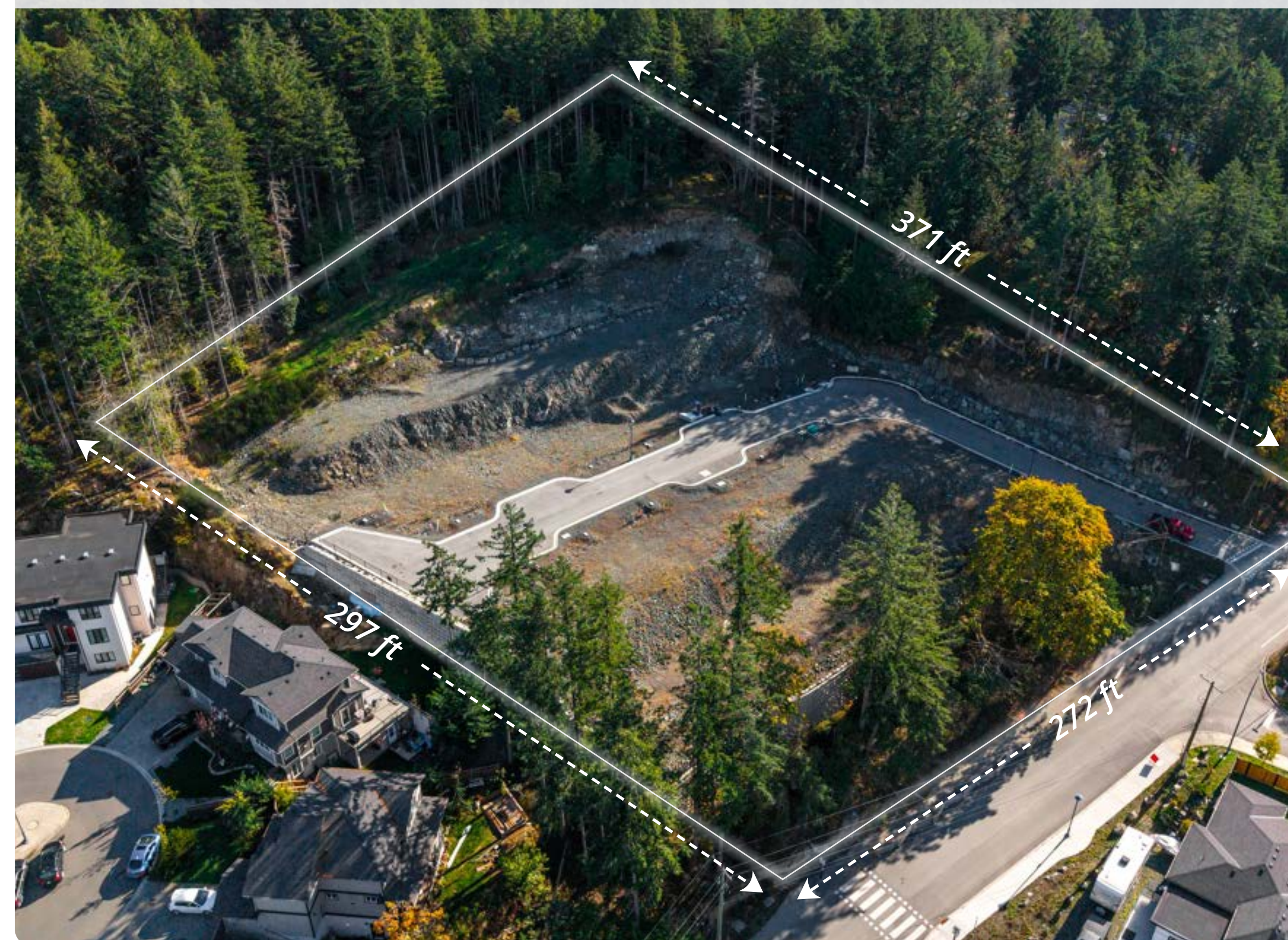
The property has been cleared, graded, and substantially improved with municipal servicing and roadway infrastructure in place to support an 11-lot bare land strata subdivision. Positioned along Klahanie Drive, an established corridor transitioning from rural to a suburban residential setting, the property benefits from a peaceful hillside environment with valley views and convenient access to the full suite of Langford amenities.

Salient Facts

Civic Address	887 Klahanie Drive, Langford, B.C.
Legal Description	Lot 22, Sections 69 and 70, Metchosin District, Plan 23855, PID: 003-154-262
Site Area	±2.00 acres (±87,120 SF) according to approved development permit
Zoning	R-2 – One and Two-Family Residential
OCP Designation	Hillside or Shoreline
Asking Price	\$3,200,000.00 (\$290,909.09/lot)

Site Description

The property is a generally rectangular ±2.0-acre parcel with approximately 272 feet of frontage along Klahanie Drive and depths ranging from ±297 to ±371 feet. The site has been cleared, graded, and leveled in preparation for an 11-lot bare land strata subdivision. Its elevated position provides attractive valley views to the north and west.

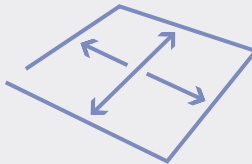




Development Overview

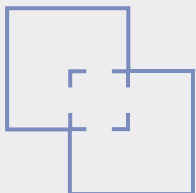
Proposed Subdivision

The proposed subdivision plan includes 11 residential lots ranging from 4,316 to 5,651 SF, with an average lot size of 4,550 SF.



±87,285 SF

Total Site Area



±50,052 SF

Residential Lots



±15,392 SF

Strata Roadway



±21,840 SF

Greenspace

Subdivision registration has not yet occurred, with minor outstanding items required prior to final approval. More information is available in Colliers’ virtual data room for review.

Servicing & Infrastructure

The property is materially complete with full municipal servicing, including hydro, water, sanitary sewer, stormwater, and natural gas connections extended to each proposed lot.

An L-shaped strata roadway, known as Ohana Place, has been constructed to provide internal access, featuring asphalt surfacing, concrete curbing, street lighting, and a hammerhead turnaround at the north end.

Frontage improvements along Klahanie Drive include an asphalt roadway, lighting, and a 2.2-metre pedestrian pathway separated by a split-rail fence.



SL No.	SF	m ²	Orientation
1	5,651	525	Corner
2	4,316	401	Interior
3	4,316	401	Interior
4	4,316	401	Interior
5	4,822	448	Interior
6	4,381	407	Interior
7	4,467	415	Interior
8	4,467	415	Interior
9	4,467	415	Interior
10	4,467	415	Interior
11	4,381	407	Interior
Totals	50,052	4,650	
Average	4,550	423	

The Location

887 Klahanie Drive is nestled within a quiet hillside enclave of Langford, one of British Columbia’s fastest-growing and most dynamic urban centres.

The property offers elevated valley views and a suburban setting while only minutes from major shopping, schools, and recreation amenities. Its location provides a balance of tranquility and convenience—situated within an established residential corridor that continues to evolve with new single-family and townhouse developments. Nearby access to Royal Bay, Beachlands, Olympic View Golf Course, and key transportation routes ensures exceptional connectivity to the broader Westshore region and downtown Victoria, approximately 25 minutes away.



Drive Times



5min

Royal Bay Community



10min

Downtown Langford

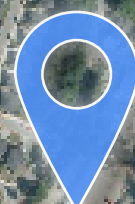


25min

Downtown Victoria



Nearby Amenities



Havenwood Park

Veterans Memorial Parkway



Latoria Walk Park



Latoria Walk

Mixed-use node anchored by Red Barn Market with local café and service amenities



Royal Bay Secondary

Beachlands

A future master planned community that will offer 2,800 residences in a dynamic mixed-use community over 134 oceanfront acres, with a mix of future residential, commercial, and nearly 50-acres of dedicated parkland and 1.4 km of shoreline



The Beachlands Park

Metchosin Road



Future Elementary School

Latoria Boulevard



Latoria Creek Park



The Commons

Retail hub anchored by Quality foods and Cascadia Liquor.

Also features: Scotiabank, Pure Pharmacy, Starbucks, barBURRITO, and Noodle Box.



Olympic View Golf Course

Premier 18-hole championship course, minutes from the property

Arbutus Landing

Under development. Upcoming mixed-use centre with retail, dining, office space, and future French Immersion School.

Offering Process

Prospective purchasers are invited to submit offers to purchase through Colliers, for consideration by the Lender, pursuant to Court Order No. H-2511614, 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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