

FOR SALE

3157 Metchosin Road
Colwood, BC

Townhouse Redevelopment Site
With Assembly Potential



REAL ESTATE GROUP



OAKWYN REALTY

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EXECUTIVE SUMMARY

LEGAL DESCRIPTION

LOT 1, PLAN VIP6144, SECTION 68, ESQUIMALT LAND DISTRICT

PID

005-894-743

LOT SIZE

0.91 Acres

ZONING

R-1 | Neighbourhood designation in the OCP

DENSITY

Up to 1.2 FAR

BUILDABLE (APPROX.)

47,626 SF

PROPERTY TAX (2024)

\$3,976.24

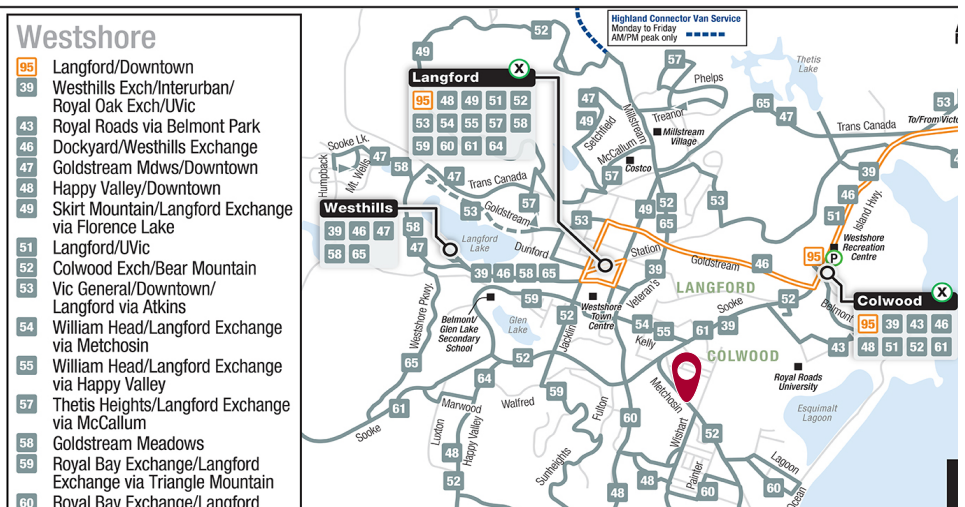
ASKING PRICE

\$2,490,000.00

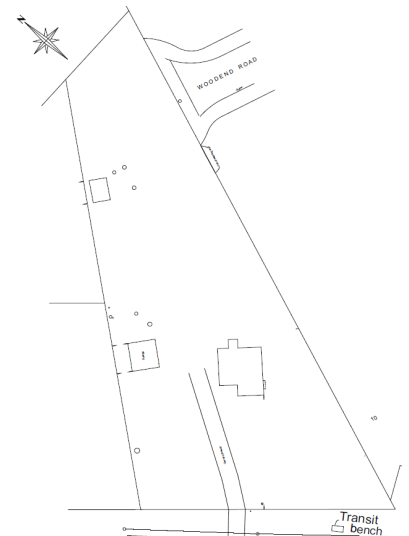
LOCATION

Located adjacent to Royal Roads University, the property at 3157 Metchosin Road represents an attractive opportunity for residential redevelopment in a rapidly growing neighborhood. Spanning 0.91 acres with approximately 178 feet of road frontage. Only a short drive from Langford's downtown core and close to the newly developed Allandale Centre and Wildcat Industrial Centre, the property is at the heart of an area anticipated to see significant growth. The generous size and prime location of the lot are ideal for the development of a residential project that seamlessly combines convenience with the natural beauty of the surrounding area, offering a living experience that is both sought-after and unique.

Regional Map of Westshore



LOCAL AMENITIES





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