

**AVISON
YOUNG**

For Sale

**2766, 2768, 2770, & 2774 Grainger Road
Langford, BC**

56,664 SF LAND ASSEMBLY CLOSE TO THE CITY CENTER OF LANGFORD



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**AVISON
YOUNG**

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2766, 2768, 2770, & 2774

Grainger Road

Langford, BC

Salient Details

SITE AREA:

56,664 SF or +/- 1.3 acres according to survey provided by the vendors

IMPROVEMENTS:

Three of the residential lots have single family dwellings on them and one lot is vacant.

ZONING:

R2 , One and Two Family Residential

OFFICIAL COMMUNITY PLAN:

City Center 2 (CC2) Zone - The intent of the CC2 Zone is to allow for medium-density multi-family residential development in neighbourhoods outside of the central downtown core. Up to 3:1 FSR. Up to 6 storeys

COMBINED PROPERTY TAXES:

\$11,042 (2024)

The Opportunity

Avison Young Victoria and Maaxam Realty are pleased to bring to the market a 56,664 SF land assembly comprising 2766, 2768, 2770, and 2774 Grainger Road (the "Property") in Langford, BC

Location:

The Property is located in the core of Langford just off Goldstream Avenue. The combined frontage of the irregular shaped properties is approximately 240 feet with approximate 195 feet of depth and rear lot length of 346 feet.

Site Improvements & Description :

The property is currently improved with three (3) single family dwellings and one empty residential lot all owned and controlled by one family. There are no incumbering leases in place.

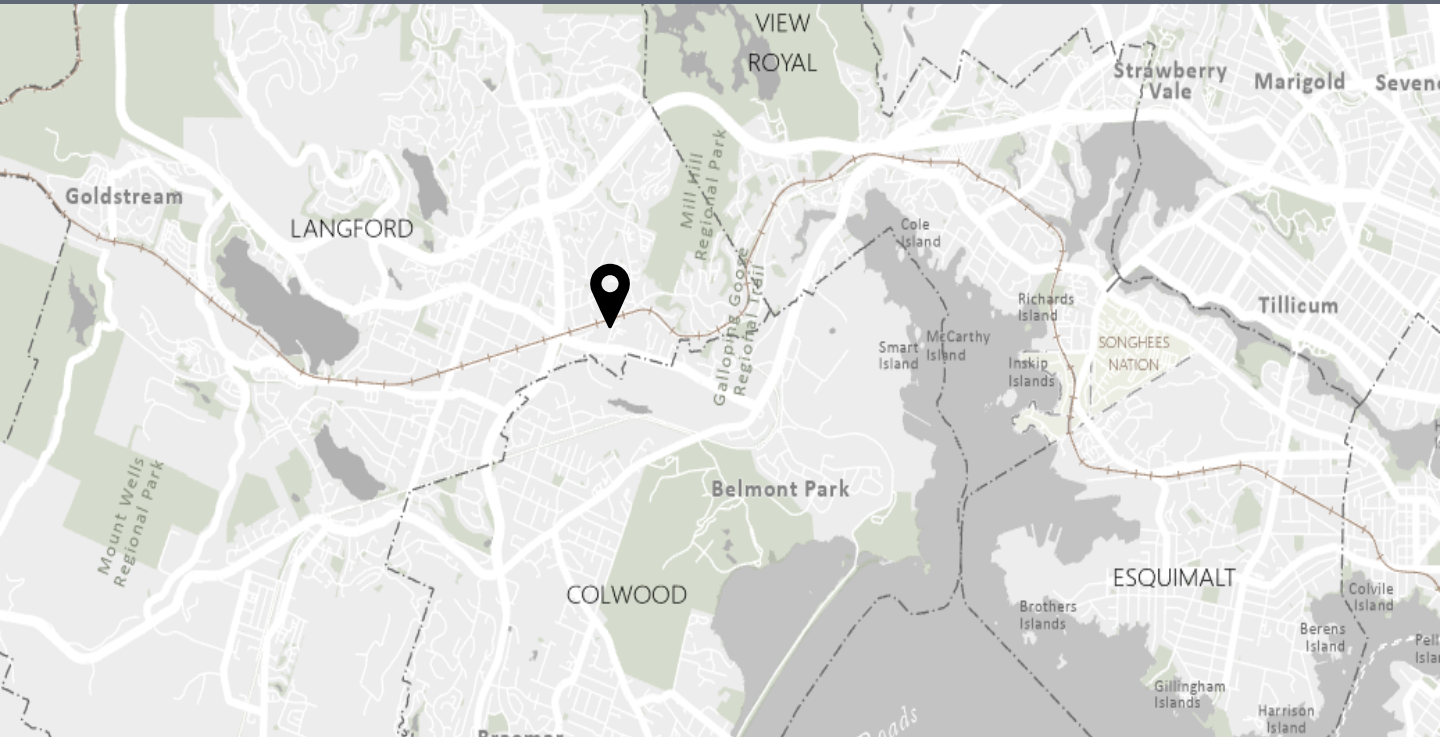
The topography of the area is generally level with a gentle downward slope from east to west.



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Asking Price: \$7,550,000

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