



LOCATED
DOWNTOWN LANGFORD

MLS®968058

Station Avenue 110-721 & Langford British Columbia

\$14,409,900

Incredible opportunity in the heart of Langford! This 1.59 Acre assembly is poised for redevelopment up to 6:1 density with no height restrictions within the Langford City Center Zone in the OCP. The total buildable potential is up to 417,228 sq. ft. and could yield in the neighbourhood of 450 units. This is a flat turnkey property with incredible holding potential with fantastic income to offset redevelopment hold costs of annual estimated gross rent of \$581,134. The location has great visibility from Veterans Memorial and walkable to all the amenities of the Langford commerce area. Tucked just off the main thoroughfare this site would command extensive views in all directions. This site consists of four separate titles and can be bought individually or in conjunction. Rarely does this level of investment opportunity come up in one of Canada's fastest growing cities. Sizes approx. and to be verified by Buyer. All furniture and equipment (including affixed hoists) excluded from sale. (id:6769)

Listing Presented By:



Originally Listed by:

Coldwell Banker Oceanside Real Estate

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