



## 3052 Jacklin Road Langford British Columbia

\$1,329,980

DEVELOPER ALERT! Approximate 0.23 acre of prime land ready for redevelopment right on Jacklin Rd where high density land assemblies are happening. Langford OCP supports a wide range of high-density options: Mixed-Use Residential/Commercial, Light Industrial, and Institutional. This is a prime location right in the heart of the redevelopment of the new Belmont Market Village mix use phased build out, City Centre Park, Langford Lake, and Glen Lake. There are a multitude of shops, services, theater, restaurants, sport centres and transportation at your doorstep and right across the street from the mall. Galloping Goose access to the is just blocks away from the residence. Recently connected to sewers and many great updates in past 10 years with roof, thermo windows, HWT, insulation etc. and separate hydro meters. This is an excellent opportunity for a significant development to add to this thriving and vibrant mixed-use community in the area on this 66 by 402 rectangle shaped lot. Current use is a Legal non-conforming front to back duplex. It is a one level ranch style & offers 4 beds/2 baths/2 kitchens almost 2000 finished SQFT. Completely separated by the two entrances and laundry area for both units & set back from the road. Front unit was a circa built 1950's resident of approximately 900 SQFT. The back unit was a large legal addition built on in 1983 by permit of approximately 1,100 SQFT. It has french doors that open out to a private sundeck & large fenced level back yard. Oodles of parking, RV parking, and storage on this huge private yard. Great to hold with instant revenue opportunities easily at market rent while waiting rezoning and building permits. Currently multi generation owner occupied with flexibility for closing/ possession and even possibly a rent back scenario that could work. (id:6769)

Listing Presented By:



Originally Listed by:

Sutton Group West Coast Realty

<http://www.karenlove.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca