



689 Hoffman Ave 111 Langford BC

\$499,000

Work/Life/\$ Balanced A rare opportunity to own a live/work strata unit in the heart of Langford. Offering 748 sq ft, this unit has a separate commercial entrance located centrally, just off of Veterans Memorial Pkwy, ideal for walking traffic. The residential and commercial spaces are nicely separated allowing a home style business to have the feel of standalone retail, with the added bonus of residential. The bachelor unit is complete with a full kitchen, built in Murphy bed and a 4 piece bath that can be shared with the workspace. Both spaces have a heat pump for optimal temperature control, comfort and efficiency. This location provides easy access to Langford city center and the MU1A zoning allows for a variety of permitted uses including but not limited; financial, group daycare, schools, music training, offices, personal services (beauty services, hair salon etc) and retail.

Listing Presented By:



Originally Listed by:
Sutton Group West Coast Realty

rajeshchicher@gmail.com



RE/MAX Ocean Pacific Realty

2230A Cliffe Ave., Courtenay, BC,
V9N 2L4

Phone: 250-702-5950

Fax:

corony@shaw.ca