



2928 Phipps Rd Langford BC

\$1,300,000

Proudly Offered at \$1,300,000.00 The Province of British Columbia has amended the Local Government Act to promote higher-density, mixed-use development near transit stations, referred to as Transit Oriented Areas (TOAs). These amendments aim to encourage a shift toward public transit and foster complete communities. The legislation designates specific transit stations, including Langford Bus Exchange, with set minimum densities and building heights within defined distances. Local governments have now formalizes all TOAs near these stations by bylaw and removed minimum residential off-street parking requirements in their zoning bylaws. Bonus: fully renovated home & separate detached shop to generate rental income. *Buyer to consult with the municipality regarding the development potential of the subject property and to rely on their own due diligence. Info package available upon request.

Listing Presented By:



Originally Listed by:
Coldwell Banker Oceanside Real Estate

troyhrealstate1@gmail.com



RE/MAX Ocean Pacific Realty

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

Phone: 250-702-5950

Fax:
corony@shaw.ca