



3238 Lodmell Rd Langford BC

\$1,620,000

Embrace the opportunity of this strategically located 0.31-acre development land in the bustling heart of Langford. This mostly level, rectangular parcel maximizes potential usage and sits in an expanding neighborhood. Adjacent to Ed Fisher Memorial Park, the site offers proximity to Glen Lake, Belmont Market, schools, parks, and numerous other amenities. With development-friendly zoning, the possibilities are vast. A thoughtfully designed proposal for four free-standing homes with a shared lane is in its second revision and nearing final approval, awaiting you to bring it across the finish line. Additionally, the property includes a three-bedroom dwelling from 1955, with minor updates, currently rented until August 1, 2024. This provides a seamless opportunity for immediate occupancy or rental income as you proceed with your development plans. Note: All measurements are approximate and should be independently verified by the buyer

Listing Presented By:



Originally Listed by:
Soville Realty Ltd.

dariya@sovillerealty.com



RE/MAX Ocean Pacific Realty

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

Phone: 250-702-5950

Fax:

corony@shaw.ca