



Legend

Notes
 PID: 005-134-170
 Lot 1: Section 84, Metchosin District
 L.D. 30; Plan 11198
 .51 Acres

0.0 0 0.02 0.0 Kilometres
 NAD_1983_UTM_Zone_10N
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MLS®961881

3468 Happy Valley Road Langford British Columbia

\$999,900

ALERT ALERT! Are you a Developer/Builder tired of the costs associated with blasting rocks and moving earth to create a leveled lot? Save your money and increase your margins by considering this half acre parcel of flat land that backs into the Galloping Goose and is primed for development. No longer in the ALR. Langford favors rezoning in this Happy Valley neighborhood where the precedence has already been set with townhomes next door or a small lot subdivision nearby. Potential for a 5 small lot development with minimum 3 units per lot based on the Provincial's new small scale, multi-unit housing regulation that is effective June 30, 2024. Property comes with a 680 sqft. shop with a 1 car garage door and is fully wired. Main house is uninhabitable. Buyers to confirm possibilities with the City of Langford. Where is-As Is. (id:6769)

Workshop 6' x 19'

Listing Presented By:



Originally Listed by:
 Macdonald Realty Victoria

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



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com