



711,715 Station Avenue Langford British Columbia

\$7,990,000

Incredible opportunity in the heart of Langford! This 39,917 sqft assembly is poised for redevelopment up to 6:1 density with no height restrictions within the Langford City Center Zone in the OCP. The total buildable potential is up to 239,502 sq ft. and could yield in the neighbourhood of 300+ units. This is a flat turnkey property with incredible holding potential with fantastic income to offset redevelopment hold costs of annual estimated gross rent of \$280,250. The location has great visibility from Veterans Memorial and walkable to all the amenities of the Langford commerce area. Tucked just off the main thoroughfare this site would command extensive views in all directions. This site consists of two separate titles and can be bought individually or in conjunction. Rarely does this level of investment opportunity come up in one of Canada's fastest growing cities. Sizes approx. and to be verified by Buyer. All furniture and equipment (including affixed hoists) excluded from sale. (id:6769)

Listing Presented By:



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