



## 715 Station Avenue Langford British Columbia

\$2,760,000

Exceptional opportunity to acquire a prime property located in the core area of Langford, one of British Columbia's fastest-growing communities. This property, zoned as Service Commercial (CS1), offers a wide range of permitted uses and boasts some of the highest base rental rates in Canada, ranging from \$18 to \$29.99 plus operating costs. Whether you are an owner-occupier seeking a strategic location or an investor looking for a lucrative holding property, this opportunity is ideal. The property can be purchased individually or as part of an assembly that includes 711, 719, and 110-721 Station Ave. The building has undergone significant high-end renovations and has excellent visibility along Veterans Memorial Parkway. Prospective buyers are encouraged to engage with the municipality to explore the potential for future redevelopment. Please note that all sizes provided are approximate and should be verified by the buyer for accuracy and importance. All sizes approximate 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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Coldwell Banker Oceanside Real Estate

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



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**Lepage Parkside Realty**

PO Box 930; 9925 Main St,  
Summerland, BC,

Phone: (250) 462-4888  
[info@joepeters.ca](mailto:info@joepeters.ca)

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