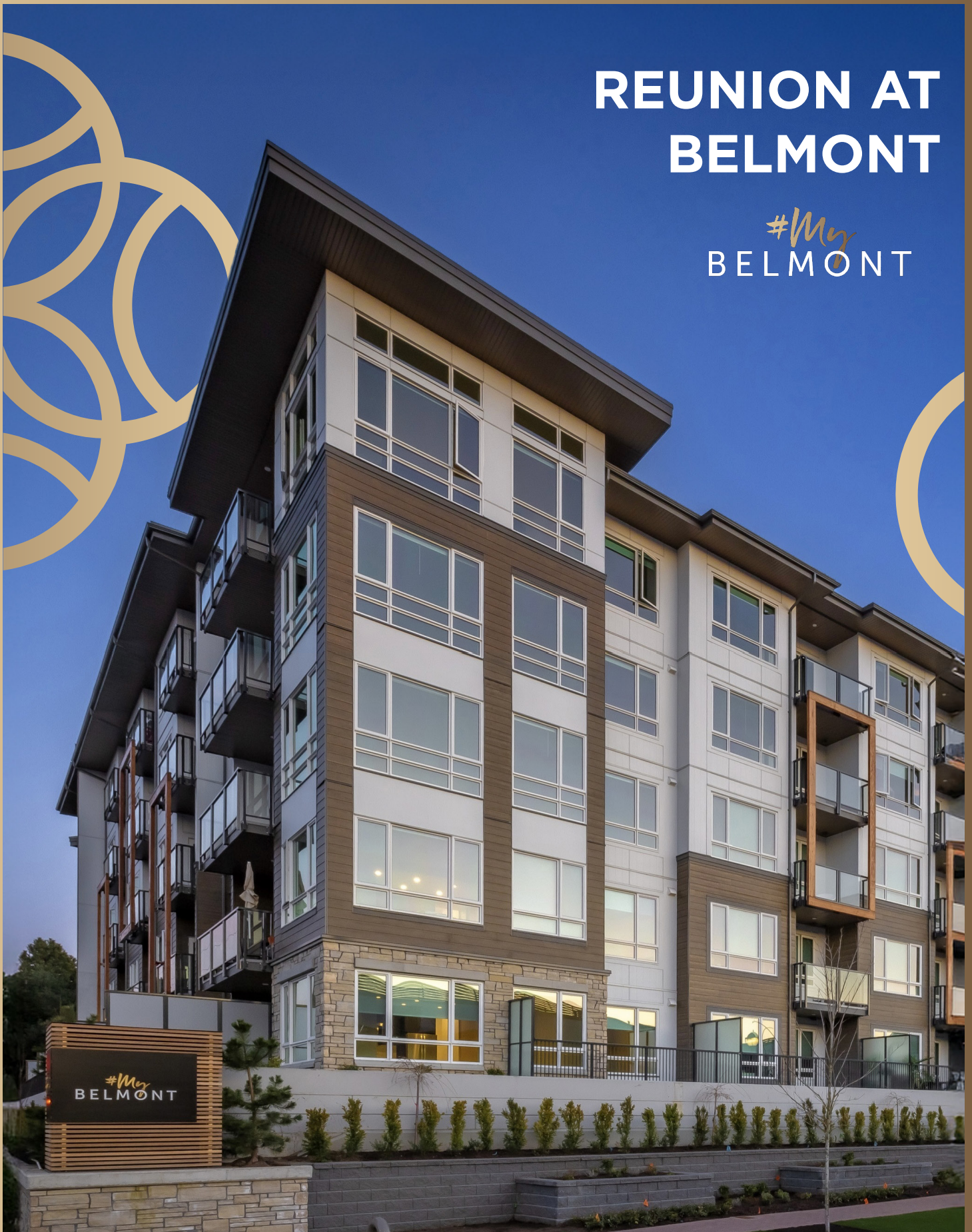


FOR SALE



REUNION AT BELMONT

#My
BELMONT



915 & 920 REUNION AVENUE | LANGFORD, BC

OFFERING AT A GLANCE

Cushman & Wakefield ULC (“C&W”) is pleased to present 100% interest in Reunion at Belmont, a stabilized multi-family residential building with an additional parcel (Lot 6) that includes a private guest suite, coworking space, and 28 surface visitor parking stalls. Located at 915 & 920 Reunion Avenue in Langford, BC (“Belmont Reunion” or the “Property”), The multi-family residential building sits on a site of 2.194 acres and offers 84,955 square feet of net leaseable area. The building consists of 120 units across a 5-storey building offering a suite mix of 1, 2-bedroom and flex units and the Guest Suite and Coworking Space building sits on a 18,884 sf site and is 2,584 sf in size, located directly across the street from the multi-family residential building.

Located at the southwest corner of Kelly Road and Reunion Avenue the Property represents the final phase of the MyBelmont development in Langford. The full MyBelmont location fills the footprint at Kelly Road and Jacklin Road, in a busy section of Langford on a prominent corner in a growing community. Previous residential phases of the master planned community include Belmont East condos, Belmont West condos, Crossing at Belmont apartments, and Belmont Reunion condos.

Belmont Reunion apartments will be furnished with luxury finishes and an unprecedented amenities package in a highly walkable location. Residents will enjoy the convenience of the Belmont Market, direct access to the 55km multi-use Galloping Goose trail and a 25-minute drive to downtown Victoria. The Property benefits from strong fundamentals, including growing demographics, positive employment, supply constraints, and unmatched lifestyle propositions.

PROPERTY DETAILS

Building	Lot 5 - Multi-Family Residential Building	Lot 6 - Guest Suite and Coworking Space
Address	920 Reunion Avenue	915 Reunion Avenue
Legal Description	LOT A SECTION 75 ESQUIMALT DISTRICT PLAN EPP112458	LOT 6 SECTION 75 ESQUIMALT DISTRICT PLAN EPP75724
PID	031-676-383	030-358-001
Site Size	95,571 sf (2.194 acres)	18,884 sf
Zoning	C-10	C-10
Net Rentable Area	84,955 sf	2,584 sf Amenity Area: 1,488 sf Guest Suite Area: 1,056 sf
Number of Stories	5	1
Number of Units	120	1 Guest Suite
Suite Mix	One, One-Flex, Two, and Two Bedroom-Flex Units	Two-Bedroom
Parking Stalls	120	28 (Visitor parking for Lot 4 & 5)
Built	2024	2024
OCP	Mixed-Use Employment Centre	Mixed-Use Employment Centre
Financing	CMHC MLI Select – Assumable Financing Total Loan Amount (Outstanding as of Sep 2025): \$57,253,722 Interest Rate: 3.917% Term Remaining: 4 Years, 2 Months (to Nov 2029) Amortization: 50 Years	
Stabilized Net Operating Income	\$3,104,527	-
Average Rent Per SF	\$3.54	-

AMENITY SPACES AND GUEST SUITE & COWORKING BUILDING



INDOOR SOCIAL SPACE - GROUND FLOOR



INDOOR SOCIAL SPACE - SECOND FLOOR



GUEST SUITE & COWORKING BUILDING



GYM

INVESTMENT HIGHLIGHTS



The buyer will acquire a 100% ownership interest in the the Reunion at Belmont rental apartment building, and Lot 6 containing the guest suite, coworking space, and 28 surface visitor stalls for Lot 4 and 5. Additionally, the common interior amenities such as the fitness facility, building lobby, social room, and outdoor patio deck are owned by the rental building with costs shared with the adjacent Lot 4 condominium building.



Located in one of the most walkable communities in Langford, the city proudly continues to enhance pedestrian and cycling routes while maintaining abundant green spaces, playgrounds, water parks, sports fields and serene lakes all connected by a network of sidewalks and trails.



Thoughtfully designed features include the grand lobby, lounge with gourmet kitchen, private BBQ terrace, fully appointed fitness centre and a pet spa. All spaces have been appointed with top of the line furniture.



Additional outdoor amenities include a beautifully landscaped courtyard with a fire pit and seating areas, a pet park, outdoor yoga space, and a private natural conservation area complete with a raised boardwalk built to preserve and enjoy the flora biodiversity, and an outdoor pathway with bench seating.



Langford offers a wide variety of destination amenities. The temperate year-round mild climate is ideal for outdoor enthusiasts. Residents enjoy access to Thetis Lake Regional Park, Galloping Goose Regional Trail, Goldstream Provincial Park and Mount Finlayson.



There are 14 EV ready stalls available on site plus the remainder are EV roughed-in stalls.

LOCAL AMENITIES

- 1 Thrifty Foods Belmont
- 2 Great Clips
- 3 Starbucks
- 4 A&W
- 5 M&M Food Market
- 6 Shoppers Drug Mart
- 7 Cobbs Bread
- 8 Sport Chek
- 9 Westshore Town Centre
- 10 Winners & HomeSense
- 11 Dollarama
- 12 Cineplex Odeon Cinemas
- 13 Club Phoenix Fitness
- 14 Canadian Tire
- 15 Walmart Supercentre
- 16 RONA
- 17 Floyd's Diner
- 18 Browns Socialhouse Langford
- 19 Boston Pizza



OUTDOOR SOCIAL SPACE - GROUND FLOOR



OUTDOOR SOCIAL SPACE - SECOND FLOOR

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