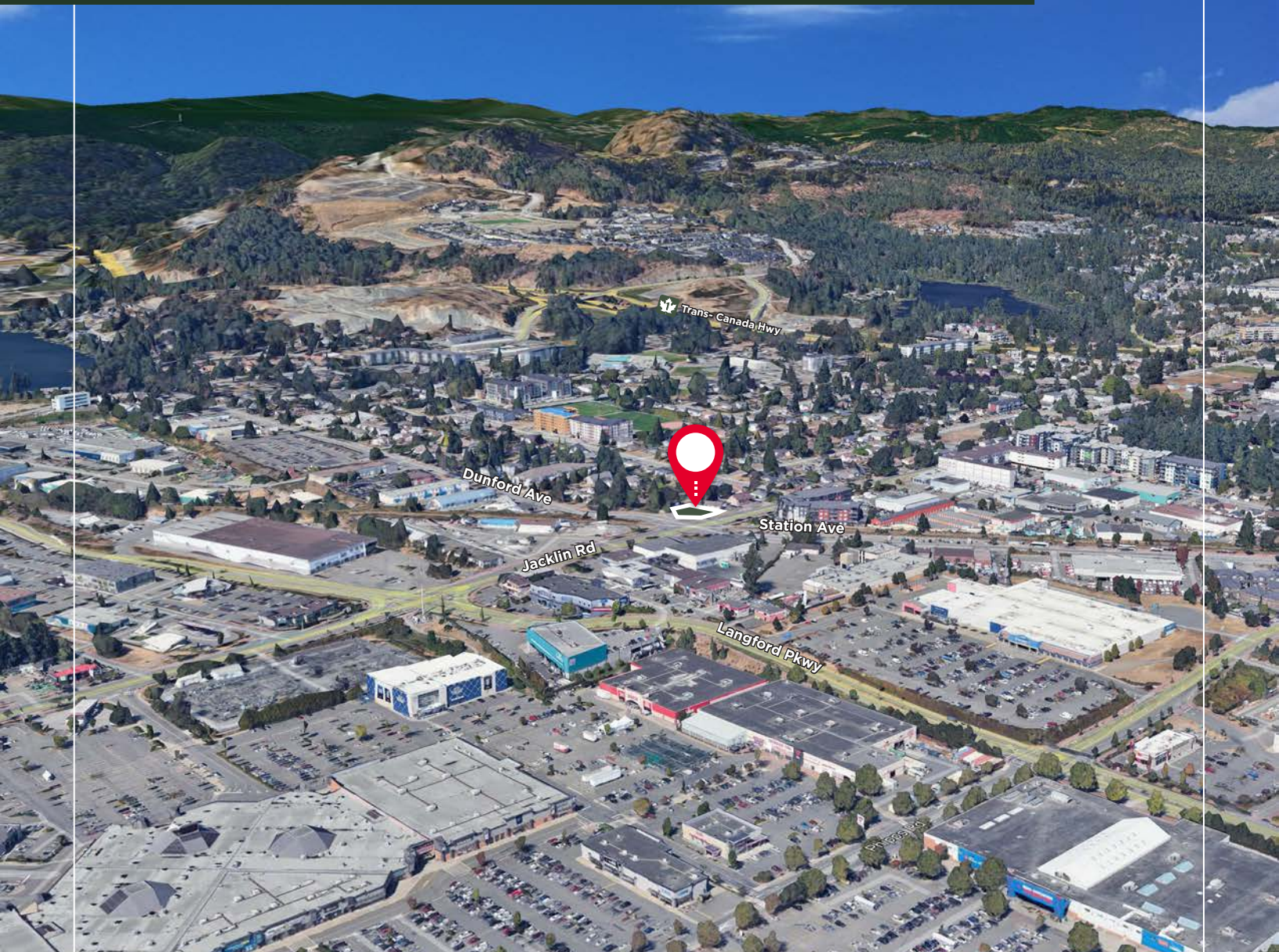




FOR SALE

906 Dunford Ave Langford, BC

1.28-acre mixed use development site - potential to develop a variety of build formats including wood frame, commercial and retail



Ownership open to creative deal structures including Joint Venture and Vendor-Take-Back options

OPPORTUNITY

906 Dunford represents an opportunity to acquire a 1.28-acre development site in Langford, B.C. The site has the potential to support a 5.26 FAR development, however, the ownership has indicated that they are open to all types of potential development including wood frame and retail. Additionally, the ownership group has indicated that they are open to structured offers and could participate in a future development of the site as needed. With a variety of development options, 906 Dunford is a great investment opportunity in a growing community on Vancouver Island.

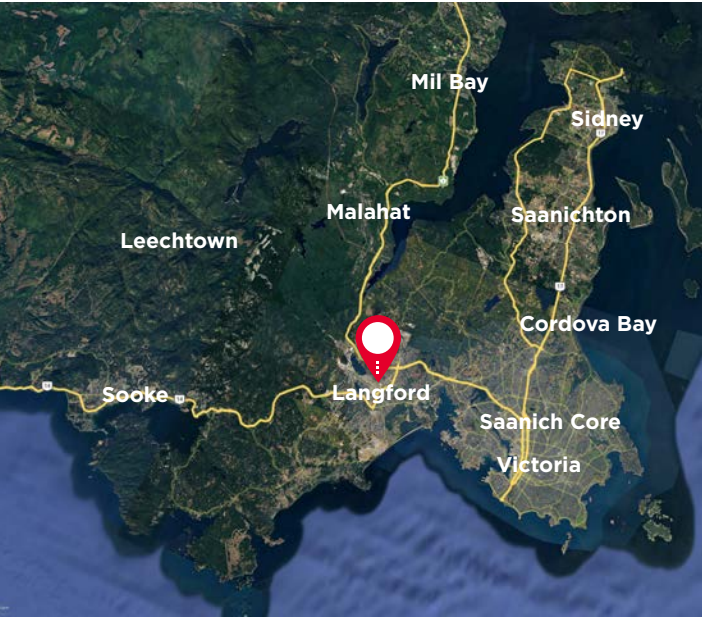
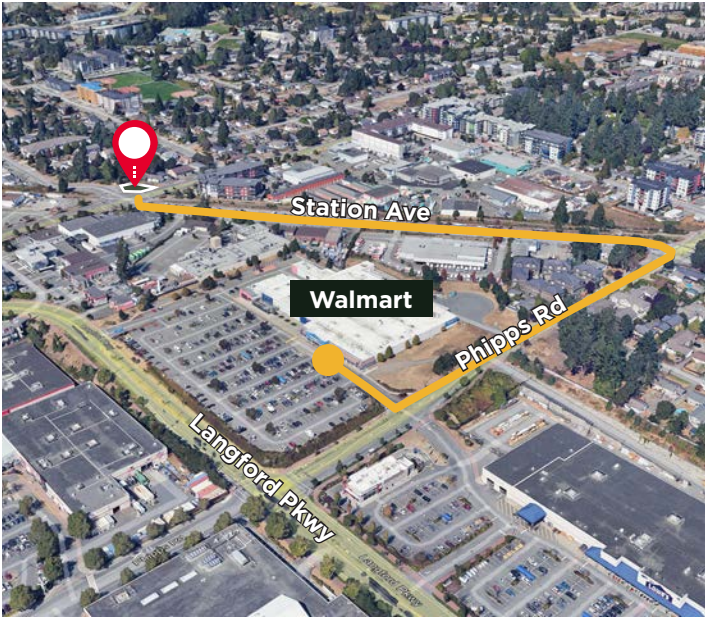
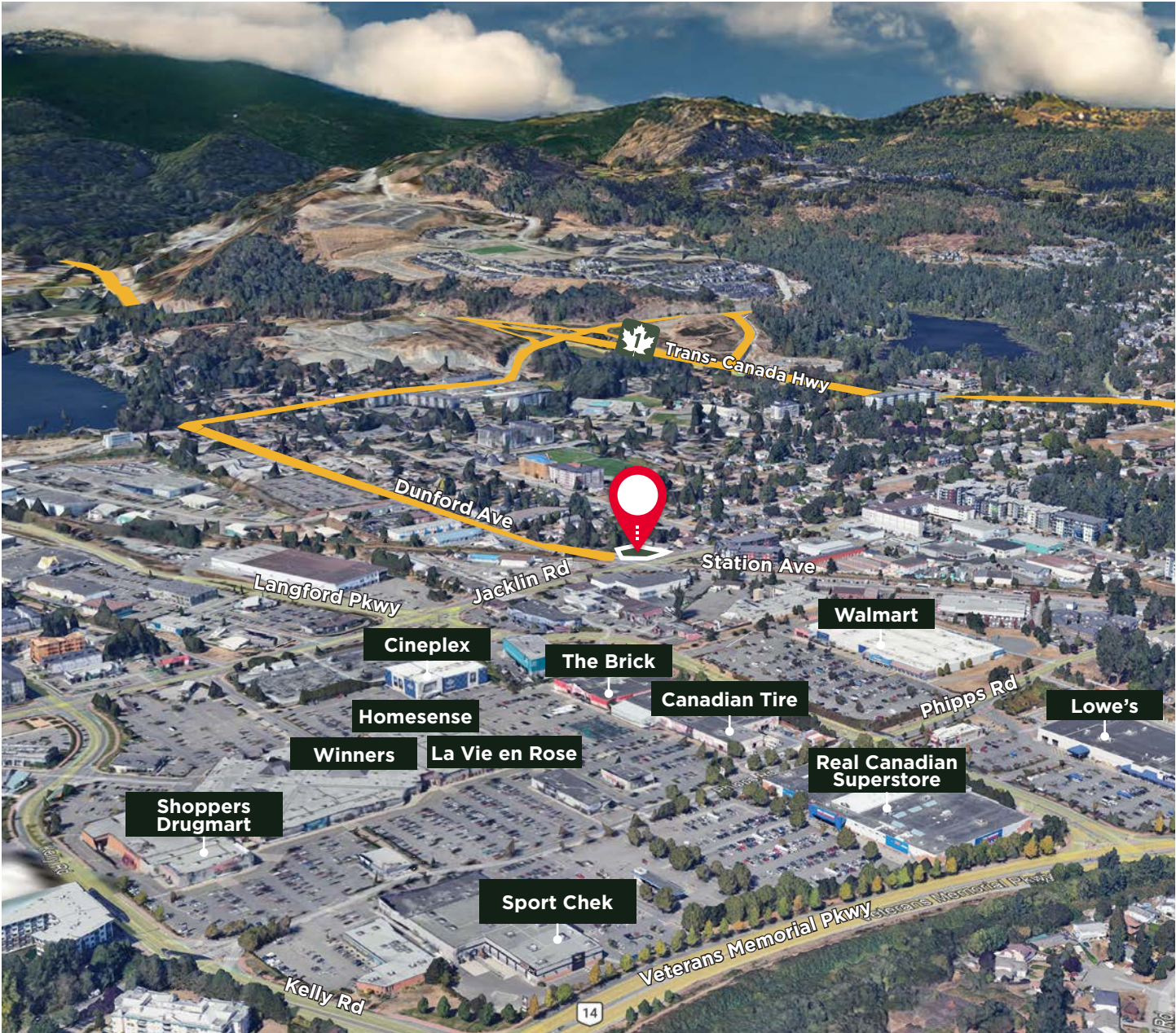
SALIENT DETAILS

Address	906 Dunford Ave Langford, BC
PID	031-801-293
Site Size	1.28 ac 55,865 sf
Zoning	CCP (Area 2), City Centre Pedestrian
Current Use	Five single family dwellings
OCP	City Centre
Asking Price	Contact Listing Agents

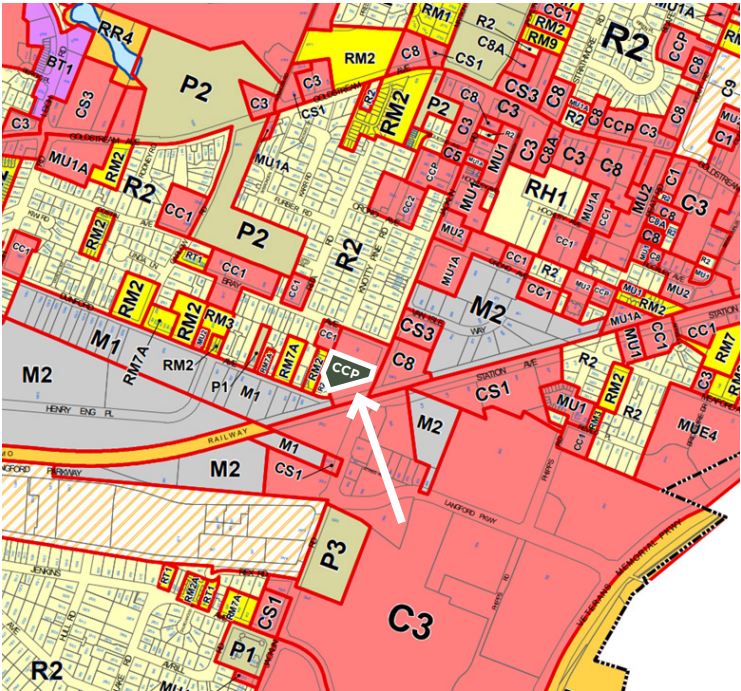
DEVELOPMENT OPPORTUNITIES

Zoning: CCP (Area 2), City Centre Pedestrian

Although the current proposed development allows for a 5.26 FAR development, **the ownership group is open to several ideas including retail, rental, daycare or office.** Structured proposals including VTB or JV ideas are welcomed.



ZONING MAP



- Agricultural Zones
- Rural Residential Zones
- One- and- TWO - Family Residential Zones
- Industrial Zones
- Institutional Zones
- Multiple Residential Zones
- Commercial Zones
- Comprehensive Development Zones
- Business Park Wholesale Zones

AVAILABLE DOCUMENTATION

- Contact the listing agent for access to the data room with additional information including:
- Development Permit
 - Architectural plans
 - Environmental reports



LOCATION OVERVIEW

Situated in the heart of Langford, the site is within walking distance to an abundance of neighborhood amenities such as Walmart Supercenter, Westshore Town Centre, Langford Bus Exchange and Centennial Park.

The immediate area is surrounded by single-family homes and new multi-family developments, contributing to a stable and highly desirable community. Its location along major road, bus and bike routes, offers excellent connectivity to the wider region including downtown Victoria, Swartz Bay ferry terminal and Victoria International Airport.

DEMOGRAPHIC OVERVIEW

	Within 3km of site	Within 5km of site
Total Population	44,109	66,459
Average Age	39.8	40
Average Household Income	\$102,354	\$108,668



Walk Score

78

Very Walkable



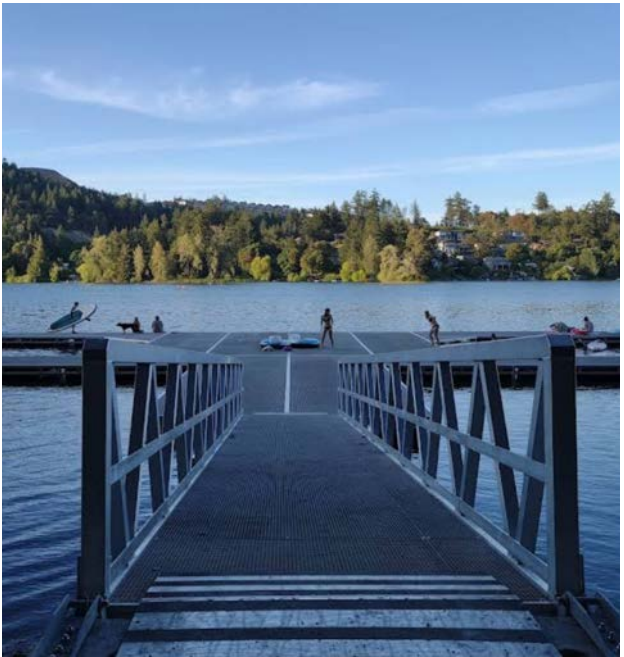
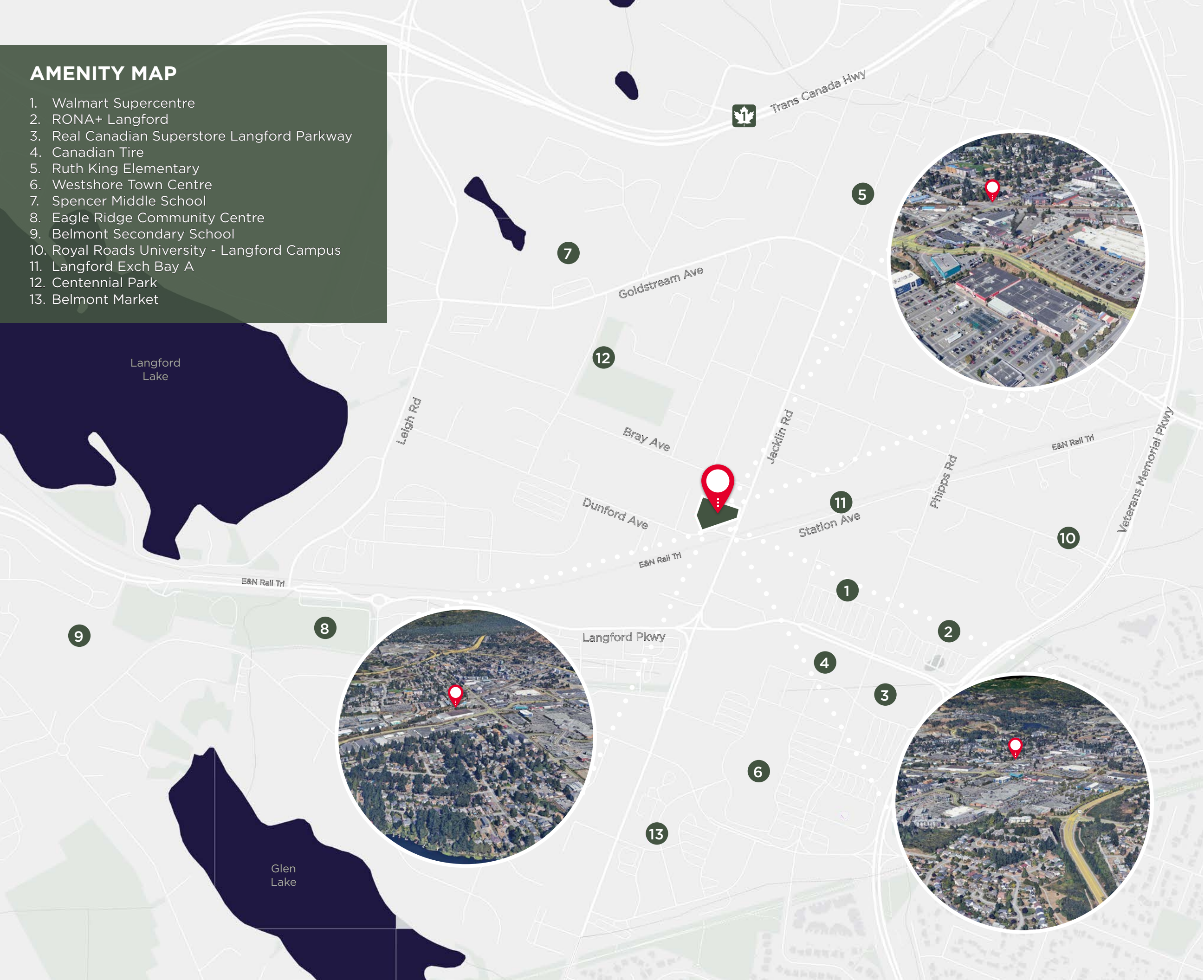
Bike Score

94

Biker's Paradise

AMENITY MAP

- 1. Walmart Supercentre
- 2. RONA+ Langford
- 3. Real Canadian Superstore Langford Parkway
- 4. Canadian Tire
- 5. Ruth King Elementary
- 6. Westshore Town Centre
- 7. Spencer Middle School
- 8. Eagle Ridge Community Centre
- 9. Belmont Secondary School
- 10. Royal Roads University - Langford Campus
- 11. Langford Exch Bay A
- 12. Centennial Park
- 13. Belmont Market



906 Dunford Ave Langford, BC

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