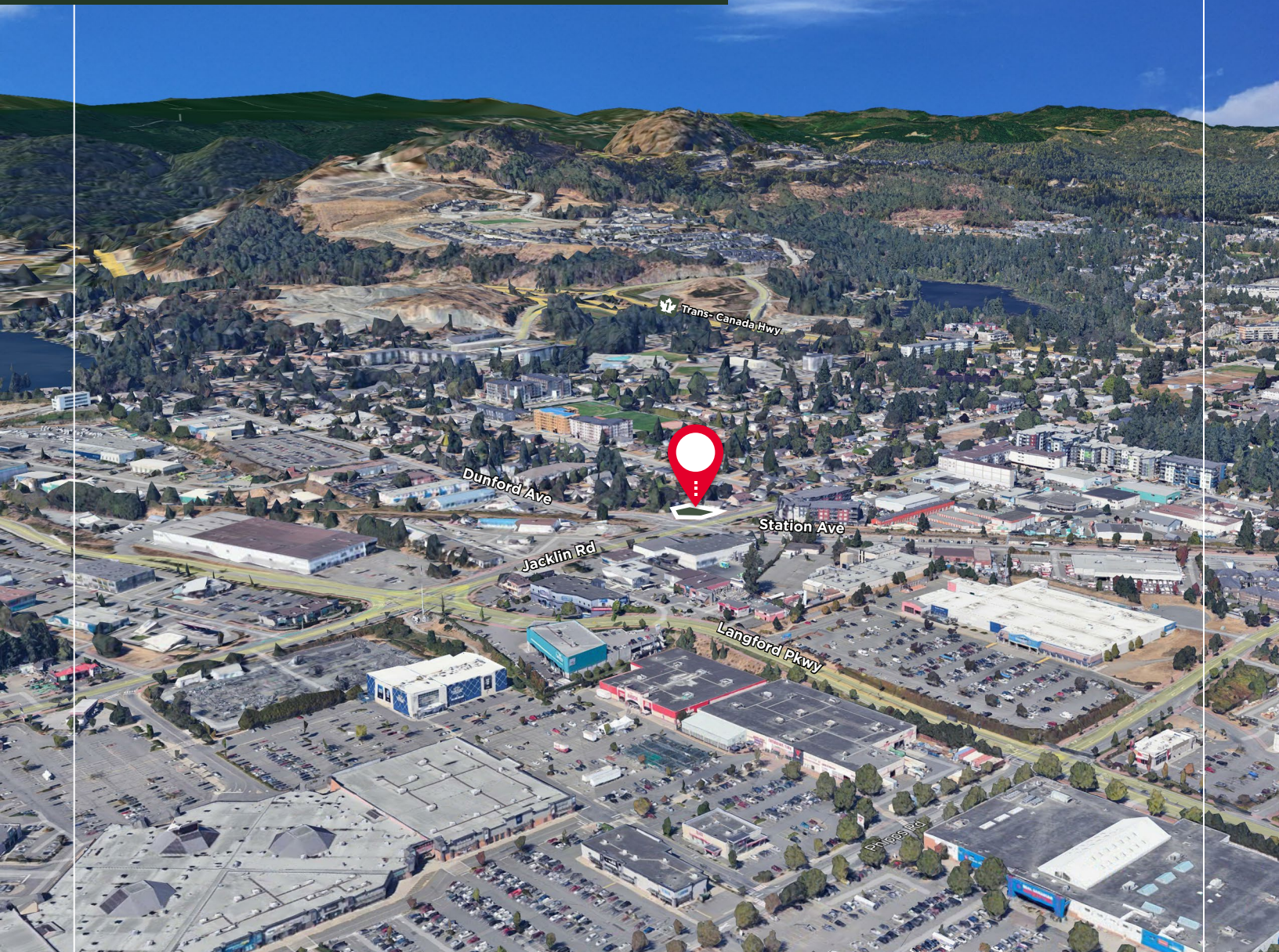




FOR SALE

906 Dunford Ave Langford, BC

1.28-acre mixed use development site –
Potential for Hotel Development



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

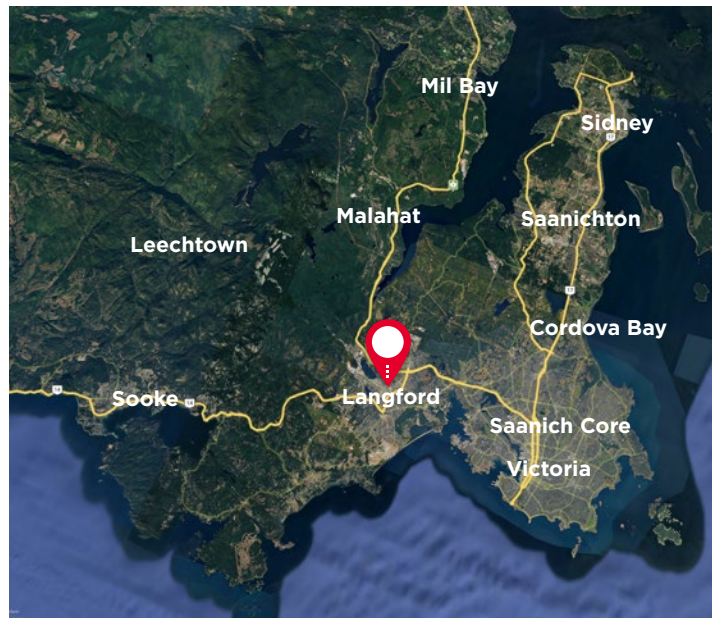
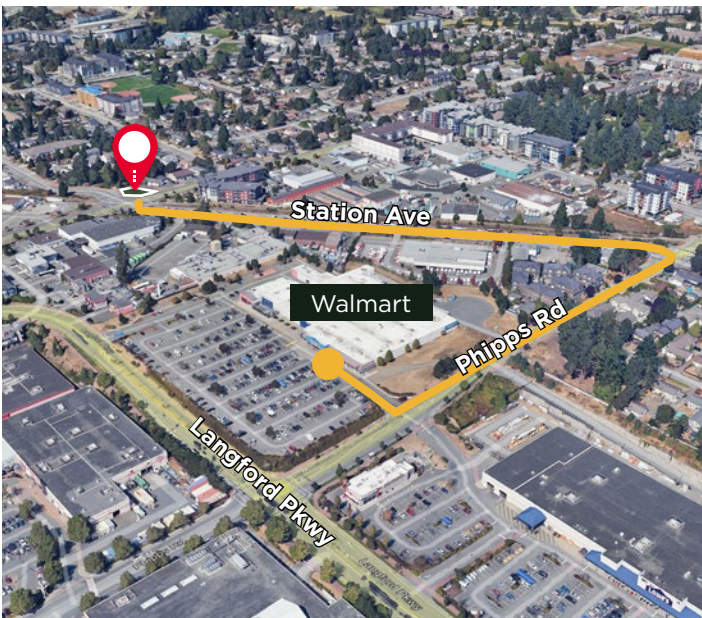
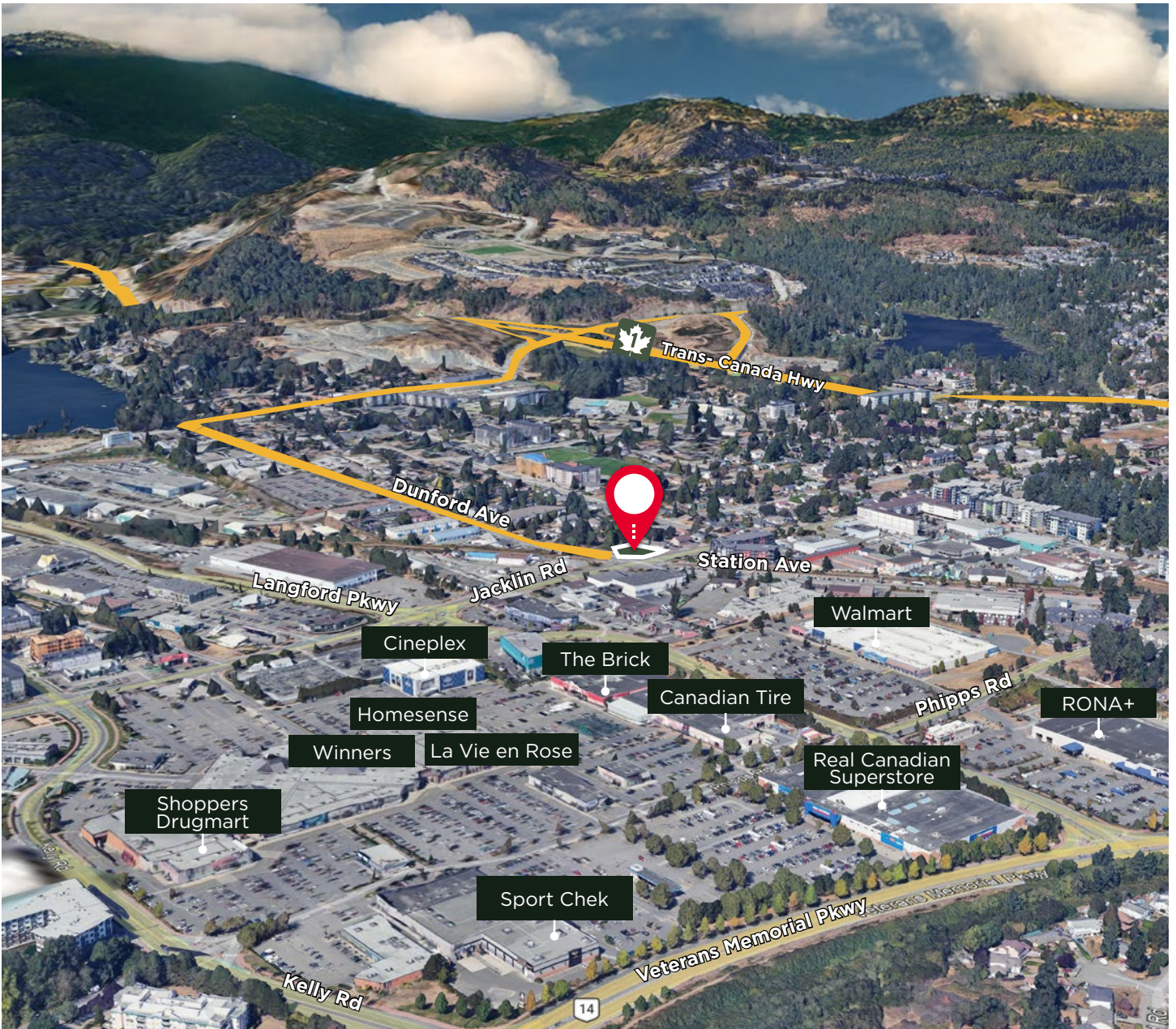
OCP City Centre

Asking Price Contact Listing Agents

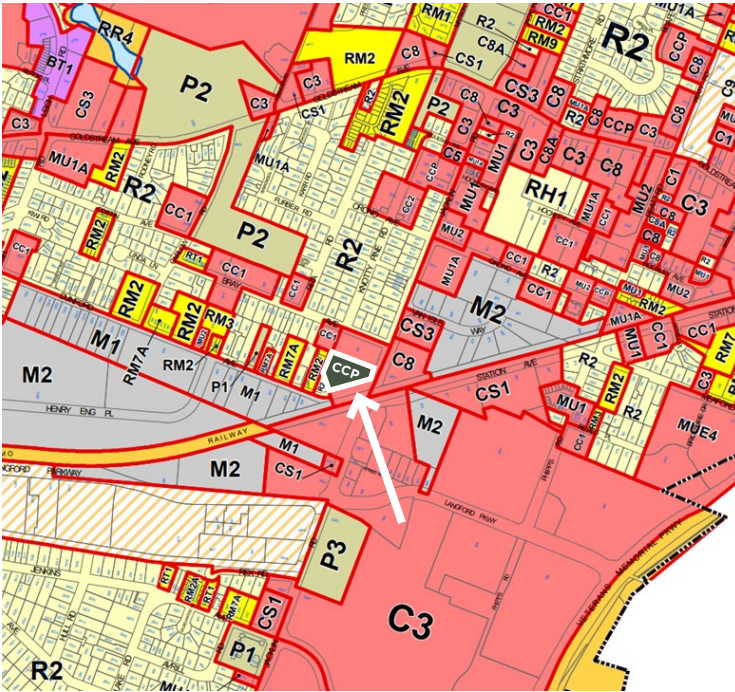
DEVELOPMENT OPPORTUNITIES










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

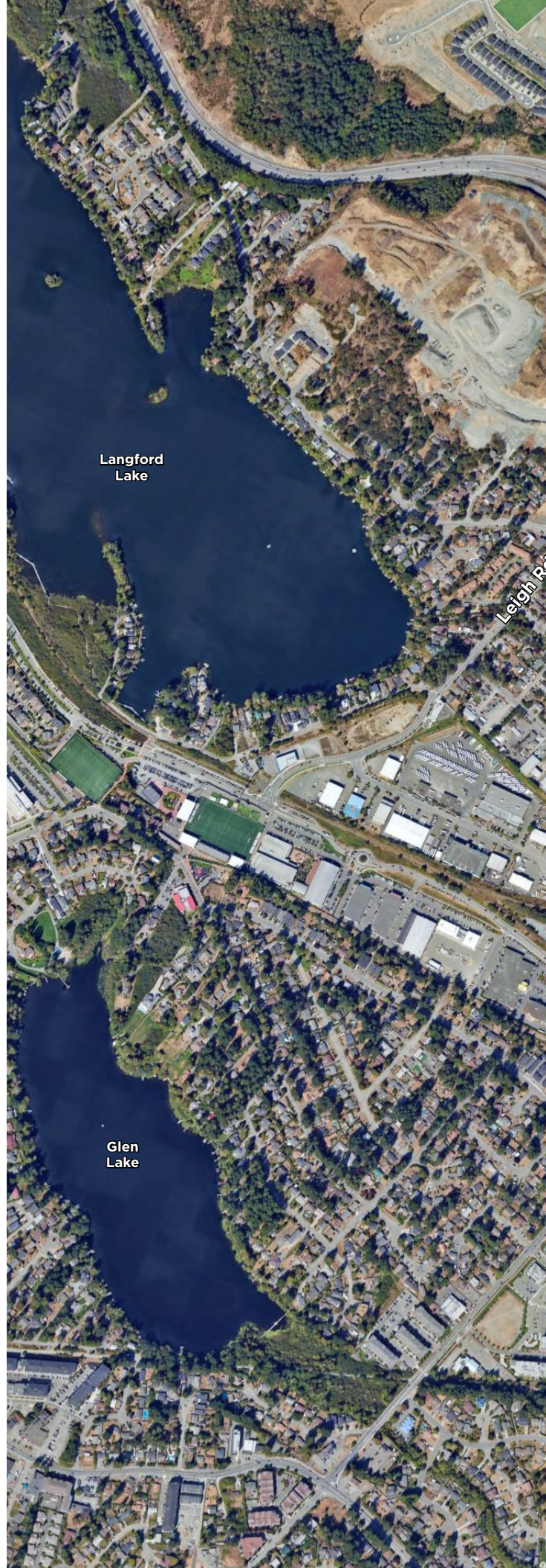


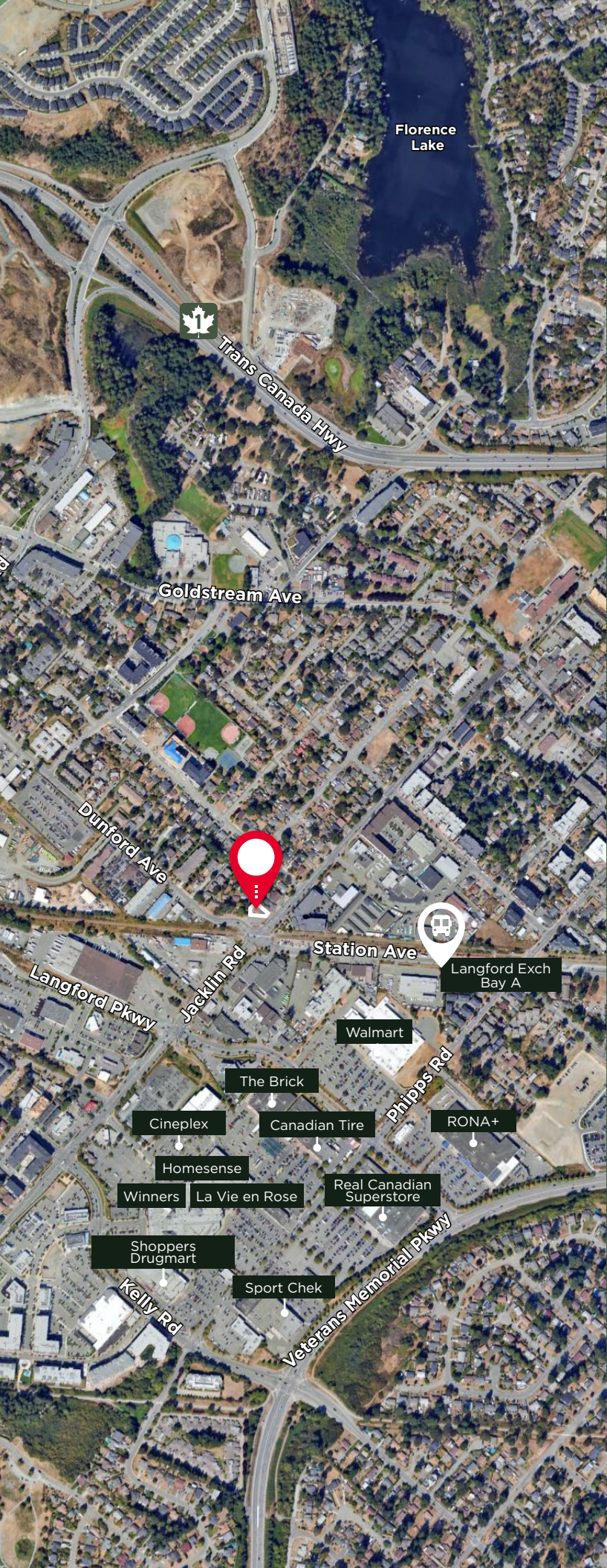
-  Agricultural Zones
-  Rural Residential Zones
-  One- and Two - Family Residential Zones
-  Industrial Zones
-  Institutional Zones
-  Multiple Residential Zones
-  Commercial Zones
-  Comprehensive Development Zones
-  Business Park Wholesale Zones

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



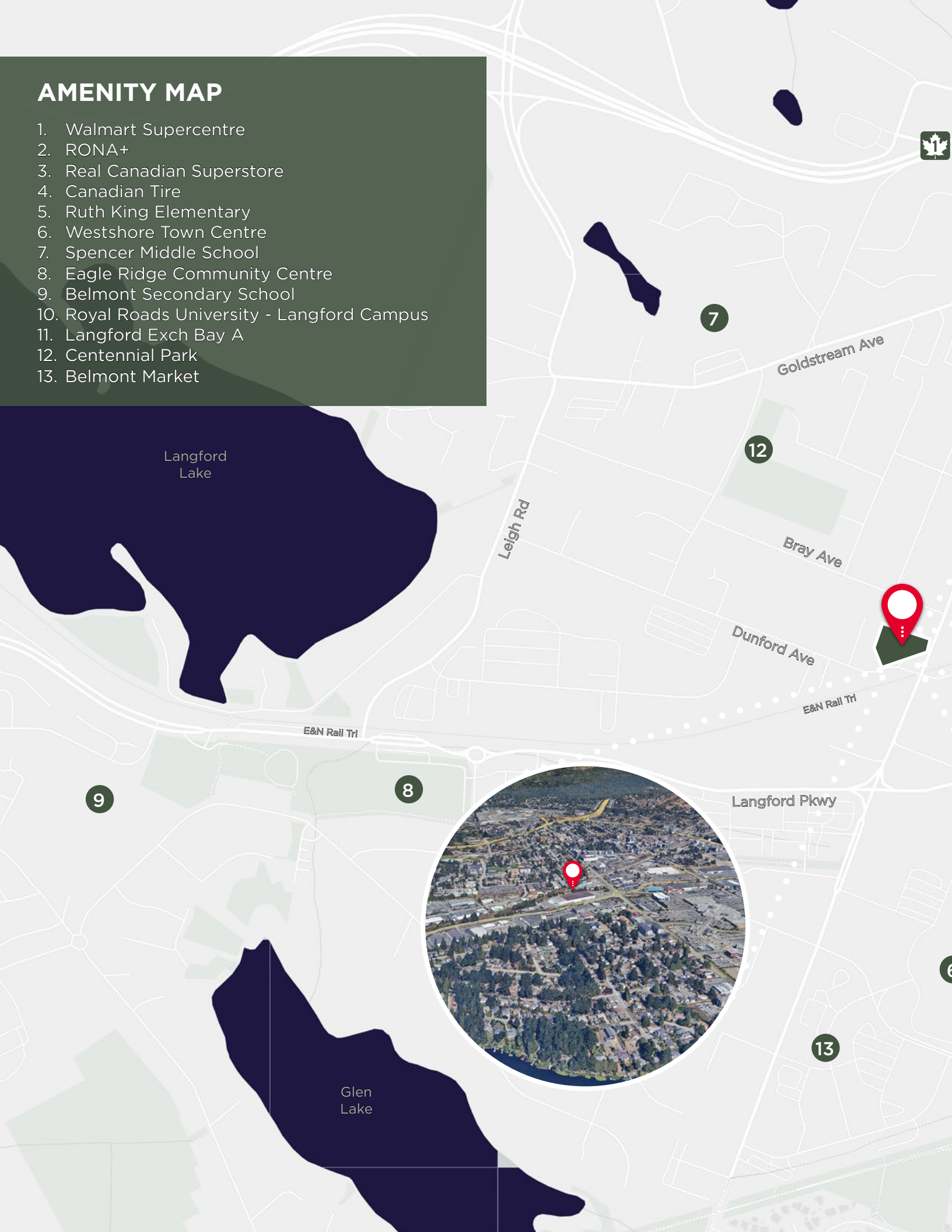
Bike Score

94

Biker's Paradise

AMENITY MAP

1. Walmart Supercentre
2. RONA+
3. Real Canadian Superstore
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



Langford Lake

Leigh Rd

Goldstream Ave

Bray Ave

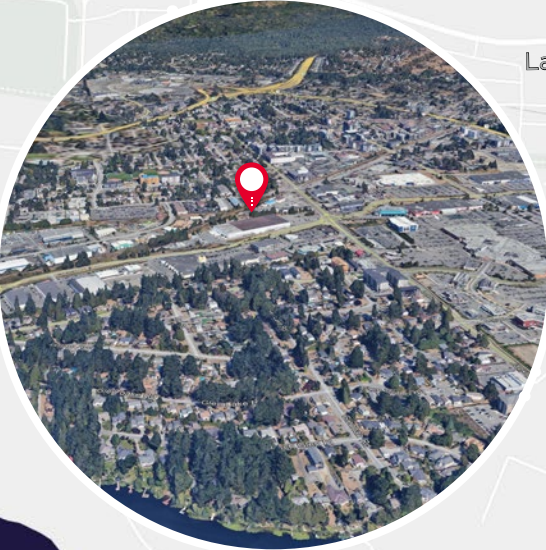
Dunford Ave

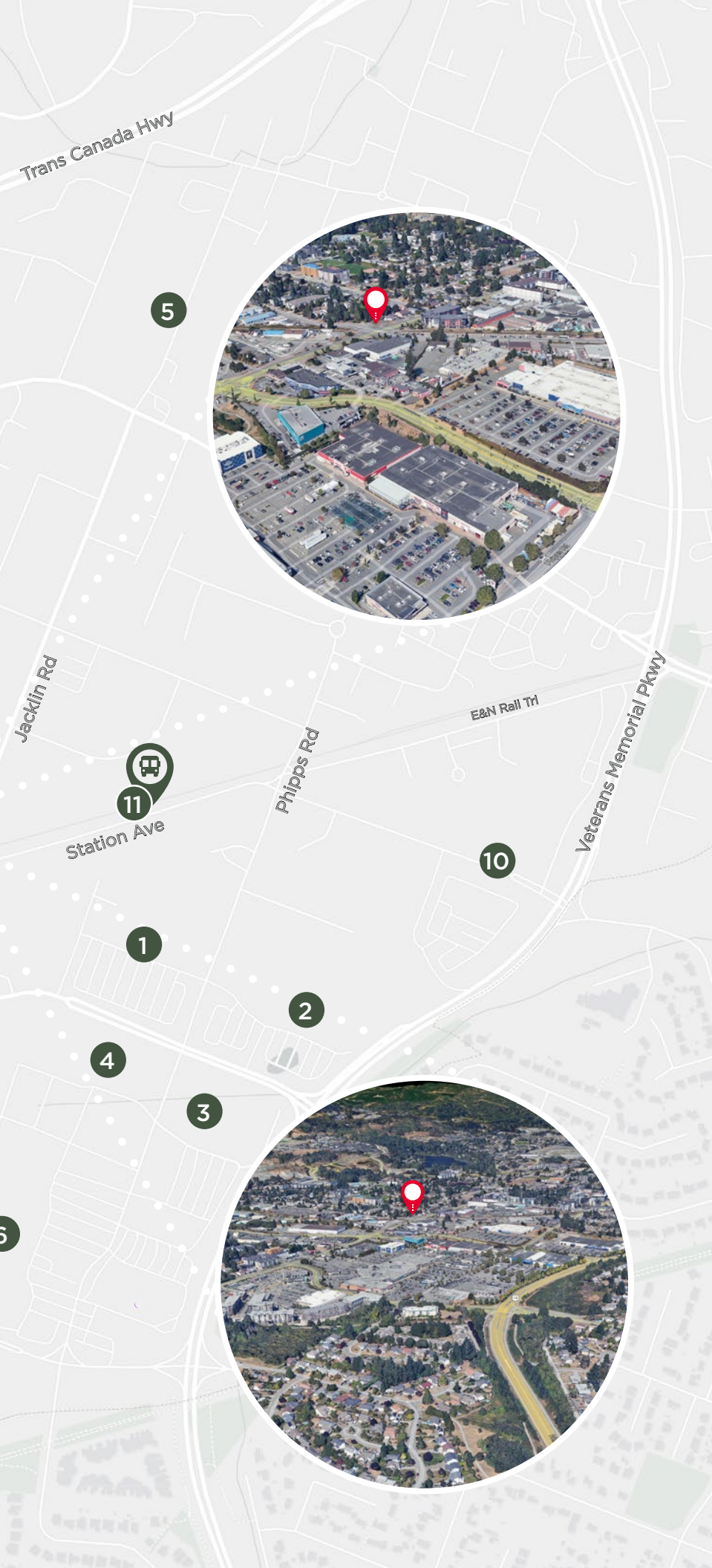
E&N Rail Trl

E&N Rail Trl

Langford Pkwy

Glen Lake





906 Dunford Ave Langford, BC

MIKE HARDY

Personal Real Estate Corporation
Associate Vice President | Commercial Sales & Leasing
+1 (604) 608-5912
michael.hardy@cushwake.com

DAVID COONEY

Partner | Commercial Sales & Leasing
+1 (780) 993-6363
david.cooney@cwedm.com

CORDELL LLOYD

Associate Vice President | Capital Markets - Investment Sales
+1 (250) 896-3282
cordell.lloyd@cushwake.com



©2026 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.