



For Sale

*22,510 SF Multifamily Development Site  
Located in Langford's City Centre*

**2749-2757 Strathmore Road | Langford, B.C.**

**Colliers**



# The *Opportunity*

2749-2757 Strathmore Road | Langford, B.C.

Colliers is pleased to present 2749, 2753, and 2757 Strathmore Road (collectively the “Property”) a 22,510 SF multifamily development site with frontage along Strathmore Road and Scafe Road. The Property is located in the heart of Langford, steps from Goldstream Avenue, Langford’s primary downtown pedestrian and vehicle corridor, and home to numerous amenities and services.



# Salient *Facts*

## Civic Addresses:

- o 2749, 2753, & 2757 Strathmore Road, Langford, BC

## Legal Descriptions:

- o 2749 Strathmore Road: LOT 32 SECTION 5 ESQUIMALT DISTRICT PLAN 16167, PID: 004-014-952
- o 2753 Strathmore Road: LOT 31, SECTION 5, ESQUIMALT DISTRICT, PLAN 16167, PID: 000-132-900
- o 2757 Strathmore Road: LOT 30, SECTION 5, ESQUIMALT DISTRICT, PLAN 16167, PID: 004-014-928

## Site Area:

- o +/- 22,510 SF or +/- 0.52 Acres according to site plan provided by the vendors

## Site Description:

- o Rectangular in shape. +/- 174 feet of frontage along Strathmore Road and +/- 132 feet of frontage along Scafe Road

## Current Zoning:

- o R2 - One- and Two-Family Residential

## Gross Property Taxes (2023):

- o 2749 Strathmore Road: \$3,393.80
- o 2753 Strathmore Road: \$3,473.03
- o 2757 Strathmore Road: \$3,204.95

# Key Highlights



Several nearby amenities including the future Westshore University campus, a joint venture between Royal Roads University, University of Victoria, Camosun College, and the Justice Institute of BC.



Designated City Centre in the City of Langford's Official Community Plan, which contemplates wide range of high-density housing, including affordable and rental housing.



A highly walkable location with all essential amenities within walking distance.

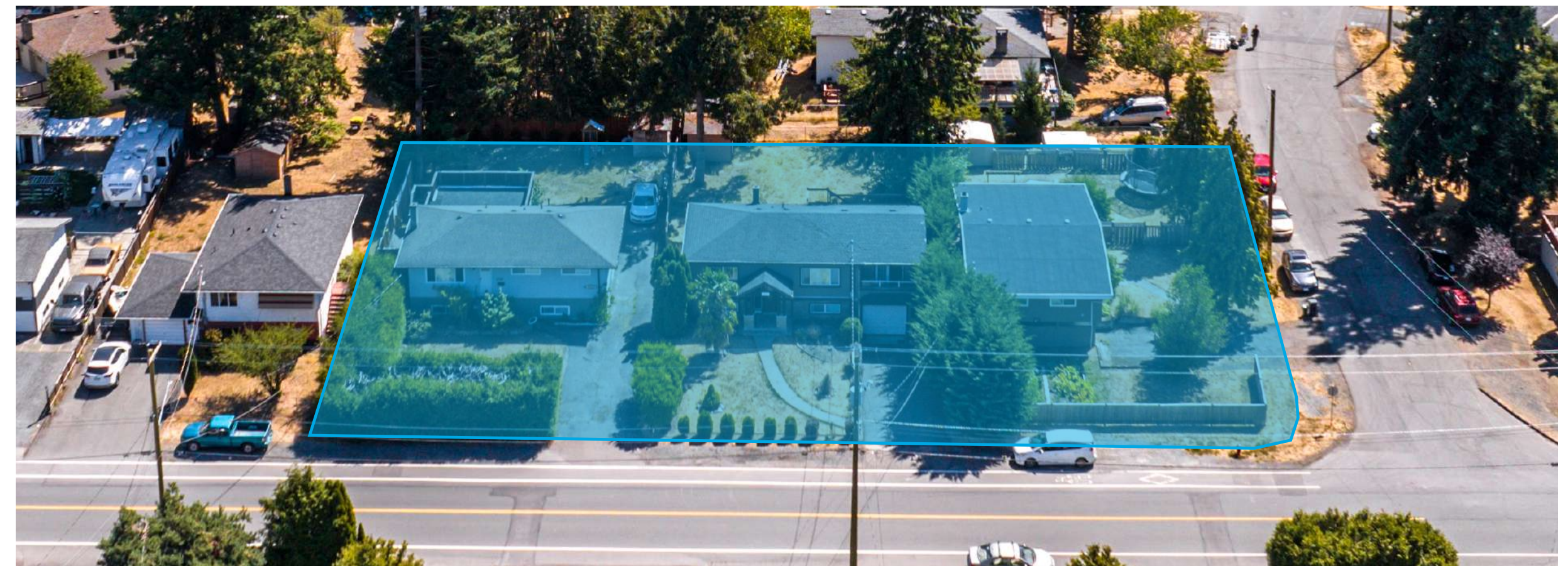
Walk Score **77**

Bike Score **91**



Holding income from existing residential tenancies.

The vendors have conceptual plans for a six (6) storey, 48-unit multifamily development. The conceptual plans are available for review in Colliers' virtual data room. The conceptual plans are for illustrative purposes only and the final density/units approved may vary. A full set of conceptual plans can be found in our virtual data room.



# Nearby Amenities

## City Centre

- Langford City Hall
- Pacific Rim Dental Centre
- Tim Hortons
- PharmaChoice Pharmacy

## Langford Centre

- Bin 4 Burger Lounge
- Fairway Market
- Lighthouse Cake
- Spinco
- Starbucks

## Goldstream Village

- Brown's Social House
- Darcy's Pub
- Dollarama
- Island Pet Source
- Parachute Ice Cream
- Pizza Hut
- PM Bikes
- Turmeric Indian Cuisine
- Veterinary Hospital

## Belmont Market

- Thrifty Foods
- Liberty Kitchen
- Scotiabank
- Starbucks

## Educational Facilities

- 1 Future Westshore Post Secondary Campus
- 3 Spencer Middle School
- 3 Ruth King Elementary

## Major Retailers

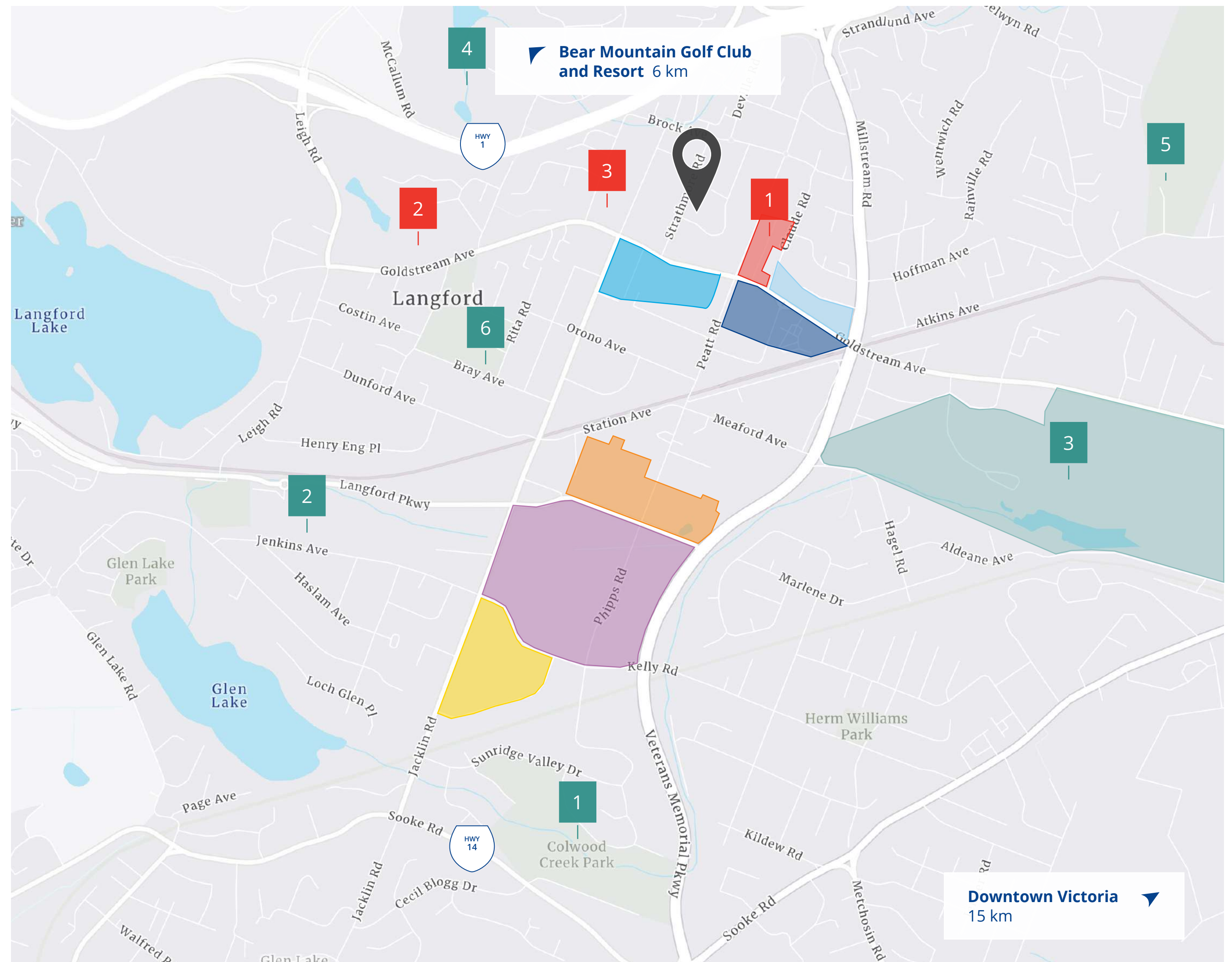
- Walmart Supercentre
- Lowe's Home Improvement
- McDonald's

## Recreation

- 1 Colwood Creek Park
- 2 Starlight Stadium
- 3 Royal Colwood Golf Club
- 4 Bear Mountain Golf Resort
- 5 Mill Hill Regional Park
- 6 Centennial Park

## Westshore Town Centre

- Cineplex Odeon
- Canadian Tire
- Real Canadian Superstore
- Royal Bank
- Shoppers Drug Mart
- Sport Chek
- The Brick





## Offering *Process*

Prospective purchasers are invited to submit offers to purchase through Colliers for consideration by the vendors.

Please contact the listing agents for more information or, for access to the virtual data room, please submit a Confidentiality Agreement ("CA") and disclosure forms to Austin Cope at the below contact information, access which will be provided upon receipt of an executed CA.

## Asking *Price*

\$3,540,000

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