

— FOR SALE —

±2.73 Acre Residential Subdivision Development Opportunity

— 747 WILLING DRIVE | LANGFORD, BC —





The Opportunity

Colliers is pleased to present the opportunity to acquire 747 Willing Drive, a 2.73-acre redevelopment opportunity in the heart of southwest Langford.

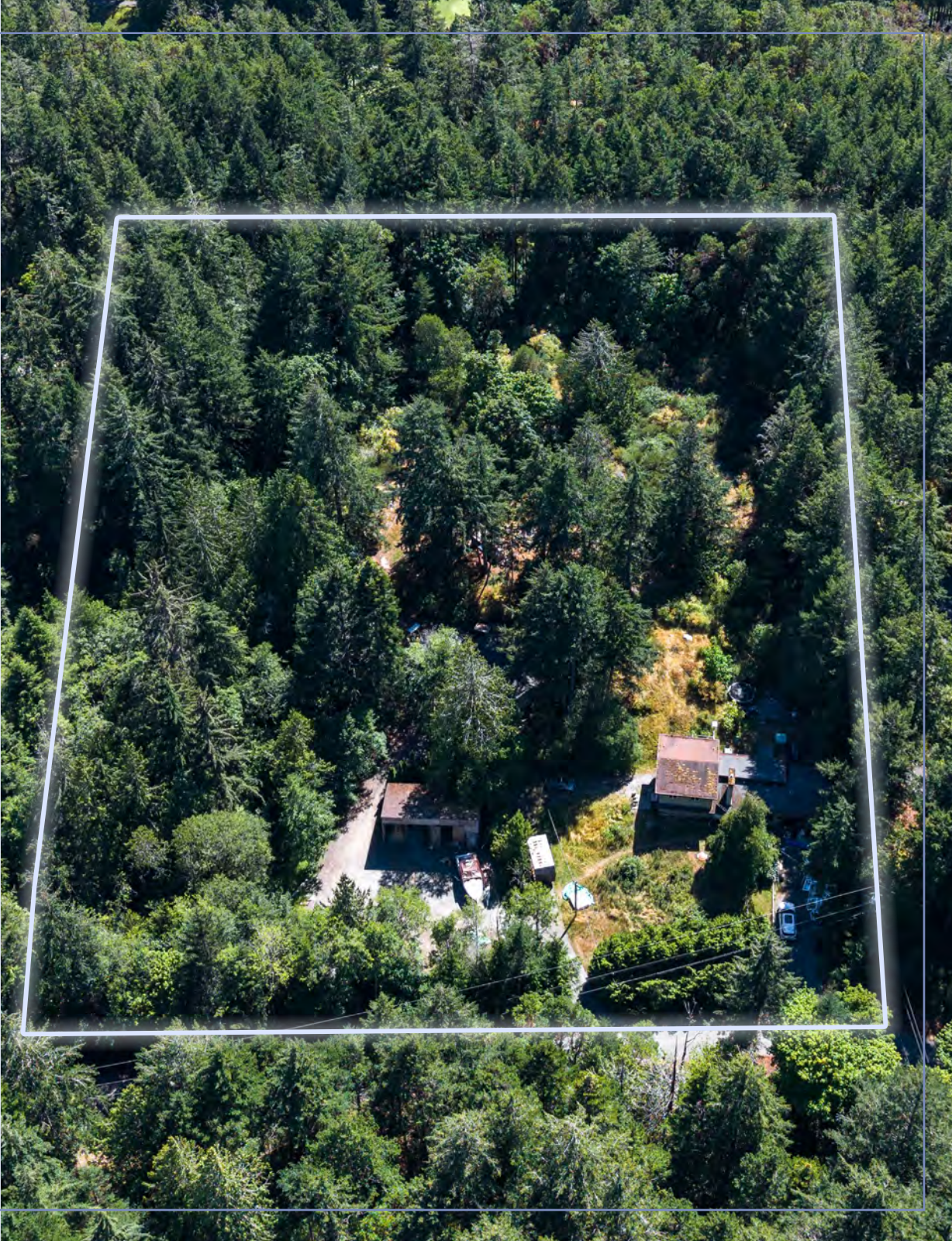
Situated within the City of Langford's Complete Community designation, the Property offers exceptional development flexibility, permitting a range of ground-oriented housing forms, including single-detached homes, duplexes, townhomes, multiplexes, and three-storey apartment buildings, subject to servicing and municipal approvals.

A conceptual 15-lot single-family subdivision has been prepared for the Property, while the existing residence generates approximately +/- \$7,000 per month in holding income, allowing purchasers to benefit from immediate cash flow as they advance future development plans.

Located minutes from Royal Bay, Olympic View Golf Course, schools, parks, and neighbourhood retail amenities, the Property represents a compelling opportunity to acquire a well-located development site within one of Greater Victoria's strongest long-term growth markets.

Salient Facts

Civic Addresses:	747 Willing Drive, Langford, BC
Legal Descriptions:	LOT 7, SECTION 68, METCHOSIN DISTRICT, PLAN 23855, PID: 003-153-959
Site Area:	±119,354.40 SF (±2.73 Acres) <i>Main House – 4 bedrooms and 2 full bath</i> <i>Auxiliary Dwelling – 2 bedrooms and 1.5 baths + den</i>
Zoning:	Rural Residential Two (RR2)
OCP - Complete Community:	The Complete Community designation permits a broad range of residential housing forms, subject to servicing, including: • Single detached homes • Duplexes • Townhomes • Rowhouses • Multiplex housing • Three-storey apartment buildings This designation represents one of Langford's primary growth areas and supports increased residential density through a variety of housing types.
Proposed Development:	Conceptual 15-lot single family subdivision. Purchasers may also wish to explore alternative development scenarios consistent with the Complete Community designation.
Holding Income:	Approximately \$7,000 per month
Financing:	Treat as clear title



Investment Highlights

- ±2.73-acre development site
- OCP designation supporting multiple housing forms
- Conceptual 15-lot subdivision
- Existing holding income of approximately \$7,000/month
- Located minutes from Royal Bay and Olympic View Golf Course
- Excellent access to schools, parks and retail amenities
- Strong long-term redevelopment potential



Location Overview

747 Willing Drive is ideally situated in southwest Langford, immediately north of the Royal Bay community and minutes from Olympic View Golf Course, Latoria Walk, The Commons retail centre, and numerous parks and recreational amenities.

The property benefits from excellent access to Latoria Road, Veterans Memorial Parkway and Sooke Road while remaining within one of the fastest growing residential neighbourhoods in Greater Victoria.

The surrounding area has experienced significant residential growth over the past decade, driven by continued population growth, new schools, expanding commercial services, and substantial municipal investment in infrastructure. The nearby Royal Bay community continues to establish itself as one of Vancouver Island's premier master-planned communities, providing residents with shopping, restaurants, schools, recreation and beachfront access.

747 Willing Drive offers purchasers the opportunity to acquire a sizeable development site with existing cash flow in a rapidly evolving neighbourhood where future residential demand is expected to remain strong.

Downtown Victoria

Royal Bay

Olympic View Golf Club



The Offering Process

Prospective purchasers are invited to submit offers through Colliers for consideration by the Vendor. Please contact the listing agents for additional information or access to the confidential data room. Access will be provided upon execution of a Confidentiality Agreement.

Asking Price:

\$2,199,000 (\$18.42 PSF of land)

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