

# FOR SALE

738 & 742 Walfred Road  
Langford, B.C.

**REDUCED**

**+/-11.81 ACRE DEVELOPMENT  
SITE WITH PLANS FOR  
SINGLE FAMILY DWELLING  
SUBDIVISION**

## Highlights

- › Plans in place for a proposed 47 lot SFD subdivision
- › The vendor will take the properties through the entitlement process and register the proposed subdivision should a prospective purchaser desire
- › The vendor will look at all purchase scenarios of selling the two properties in their entirety and/or subdividing the lower portion of the proposed SFD subdivision of the properties
- › Currently improved with one (1) SFD on 738 Walfred Road, which has recently undertaken significant renovations and is comprised of 4 bedrooms and 6 baths totaling 3,370 of finished SF with three (3) suites

**BRANDON SELINA**

*Associate*

250 414 8379

[brandon.selina@colliers.com](mailto:brandon.selina@colliers.com)

**DOMINIC RICCIUTI**

*Associate*

250 414 8386

[dominic.ricciuti@colliers.com](mailto:dominic.ricciuti@colliers.com)



# Opportunity to purchase an +/-11.81 acre development site improved with one single family dwelling (SFD) and excess land for a proposed 47 lot SFD subdivision on Triangle Mountain, in the City of Langford.

## Salient Facts

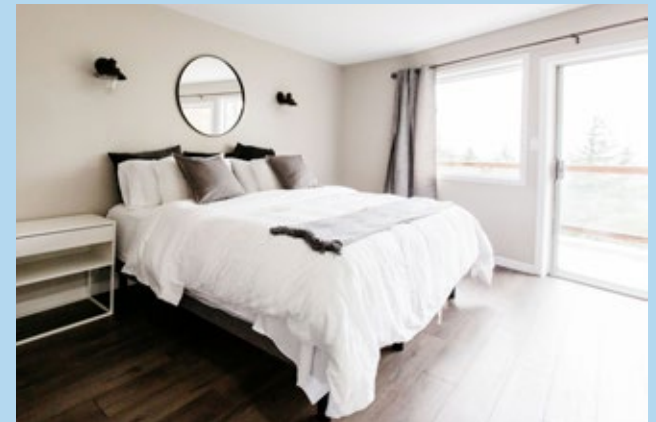
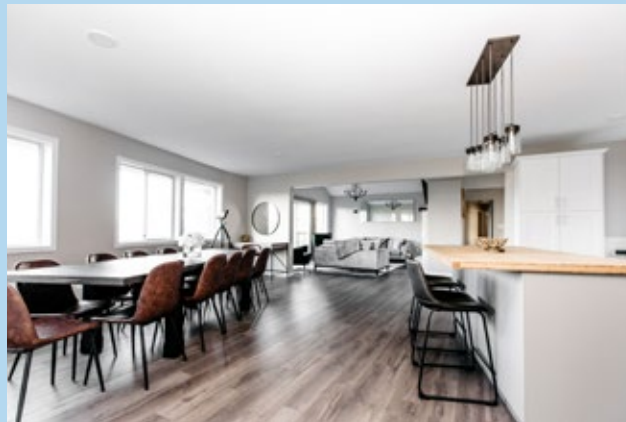
Civic Address	738 & 742 Walfred Road, Langford, BC
Legal Address:	738 Walfred Road: Lot 9, Sections 78 and 84, Esquimalt District, Plan 23129, PID: 003-047-563 742 Walfred Road: Lot D, Sections 78 and 84, Esquimalt District, Plan VIP86630, PID: 027-918-777
Site Area:	+/-11.81 acres according to BC Assessment Authority Records
Location:	Located in South Langford on Triangle Mountain
Current Zoning:	RR5- Rural Residential 5 Zone
Improvements:	Currently improved with one (1) SFD on 738 Walfred Road, which has recently undertaken significant renovations and is comprised of 4 bedrooms and 6 baths totaling 3,370 of finished SF with three (3) suites
Total Gross Taxes (2019)	\$10,050

## Location

Located in a quiet and quaint residential neighbourhood of South Langford on Triangle Mountain within close proximity to all the amenities South Langford has to offer with stunning views overlooking Langford Lake, Glen Lake, and the City of Langford. Once cleared, some lots will have ocean views

## Holding Income

The vendor is currently generating holding income by Airbnb rental of the three (3) suites. Please contact the listing agents for more information.





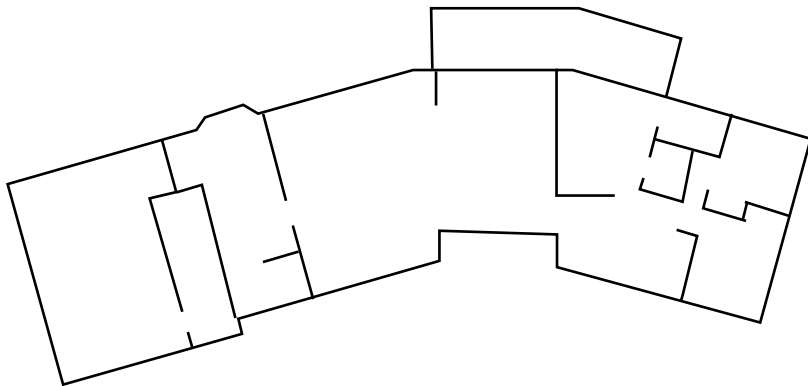
## Vendor's Proposed Subdivision

Through consultation with the City of Langford, the vendor has proposed a 47 SFD lot subdivision on the properties as shown to the right based on staff's comments. The vendor will take the properties through the entitlement process and register the proposed subdivision should a prospective purchaser wish the vendor to do so. Furthermore, the vendor will also look at subdividing the lower portion of the proposed SFD subdivision of the properties, however, the vendor's preference is to sell the two properties in their entirety.

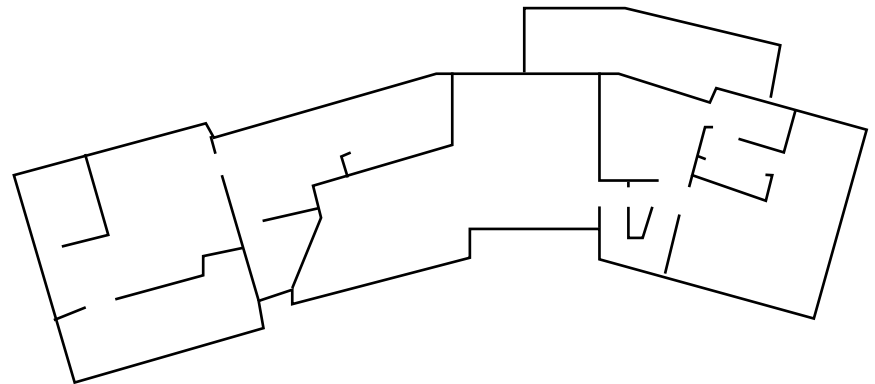


## 738 Walfred Road Floor Plan

Main Floor - 1,906 SF

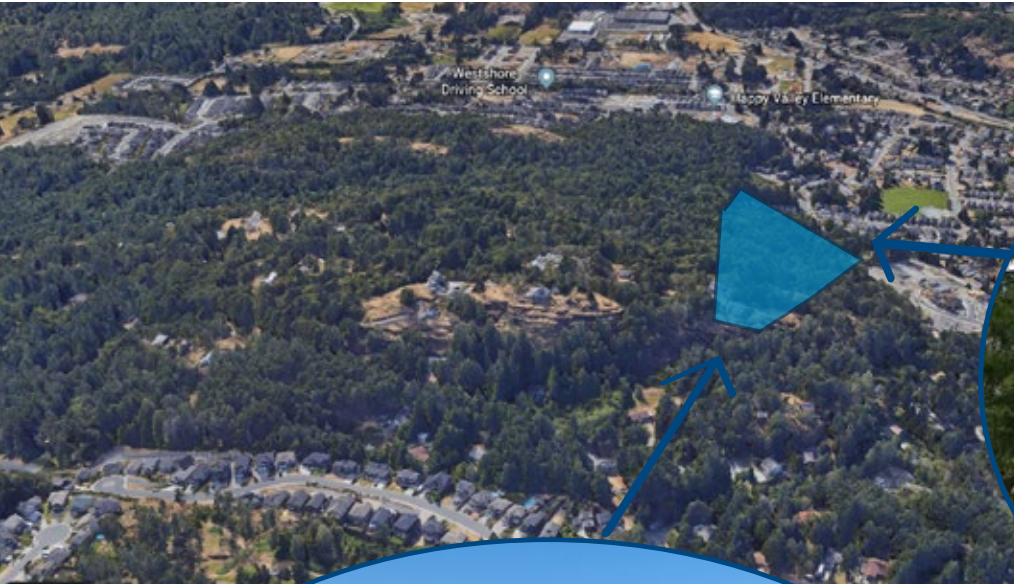


Lower Floor - 1,464 SF



A detailed floor plan is available in Colliers virtual data room.





VIEW FROM 738 WALFRED BALCONY



VIEW FROM NORTHEAST LOT LINE

## Offering Process

Prospective purchasers are invited to submit offers to purchase the properties through Colliers for consideration by the vendor. Offers will be considered on a first-come, first-serve basis.

Please contact the listing agents for more information. Additional due diligence materials are provided in a secure online data room.

Price: ~~\$3,950,000~~

**\$3,500,000 (\$296,359/Acre)**

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**BRANDON SELINA**

*Associate*

250 414 8379

[brandon.selina@colliers.com](mailto:brandon.selina@colliers.com)

**DOMINIC RICCIUTI**

*Associate*

250 414 8386

[dominic.ricciuti@colliers.com](mailto:dominic.ricciuti@colliers.com)

**COLLIERS INTERNATIONAL**

1175 Douglas Street, Suite 1110

Victoria, BC V8W 2E1

250 388 6454

[www.collierscanada.com](http://www.collierscanada.com)

