NAI Commercial
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Now ready for Occupancy!

FOR SALE

LAKESIDEWEST Commercial Strata
2881 Leigh Rd, Langford, BC
1,183 SF - 3,240 SF





Highlights

- High profile mixed-use Residential/Commercial development located in the rapidly growing community of Langford, steps from Langford Lake
- Shell commercial strata units tailored to both retail and office users
- Access to one of Langford's major arterial routes for both transit and bike lanes, minutes from the Trans Canada Highway
- High ceilings with double paned windows and glazing with 2 entries per unit
- Fantastic street front signage opportunities along both Leigh Rd and Dunford Rd

Excellent opportunity to lease a commercial retail or professional office strata unit within the LAKESIDEWEST Development by Draycor Construction

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NAI Commercial Lennard:
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

LAKESIDEWEST Commercial Strata 2881 Leigh Rd, Langford, BC

STRATA DETAILS

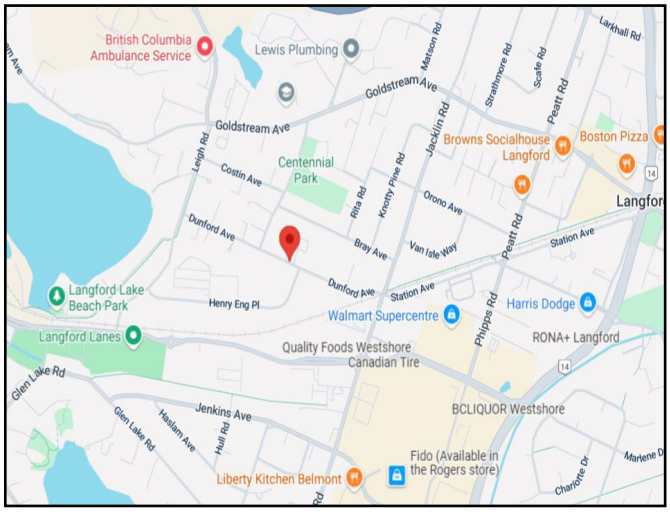
Legal Description
PID: 031-825-311
LOT 1, District Lot 79, Esquimalt District Plan EPP12332

Strata Units
Unit #101: 1,599 SF *(SOLD)*
Unit #105: 1,256 SF
Unit #109: 1,183 SF
Unit #113: 1,339 SF
Unit #117: 1,901 SF
Unit #121: 2,056 SF **End-cap unit with 600 SF patio.*
Total Commercial: 9,334 SF
*Units can be combined for a larger plate

Parking
24 designated commercial parking stalls including 2 loading bays

Zoning
CC1-City Centre Zone

Price
$615 PSF plus GST



PROPERTY DESCRIPTION

LAKESIDEWEST is the newest development from Draycor Construction boasting 78 residential units above 6 ground floor commercial strata units. The commercial strata will be separate from the residential allowing for more owner / occupier automony. Ample above ground parking along with fantastic transit access will make this a vibrant commercial hub in the area.

PERMITTED USES

The CC1 zoning allows for a wide variety of uses from **medical** and **veterinary** to **fitness**, along with **cafe /restaurant**, **liquor store** and more.



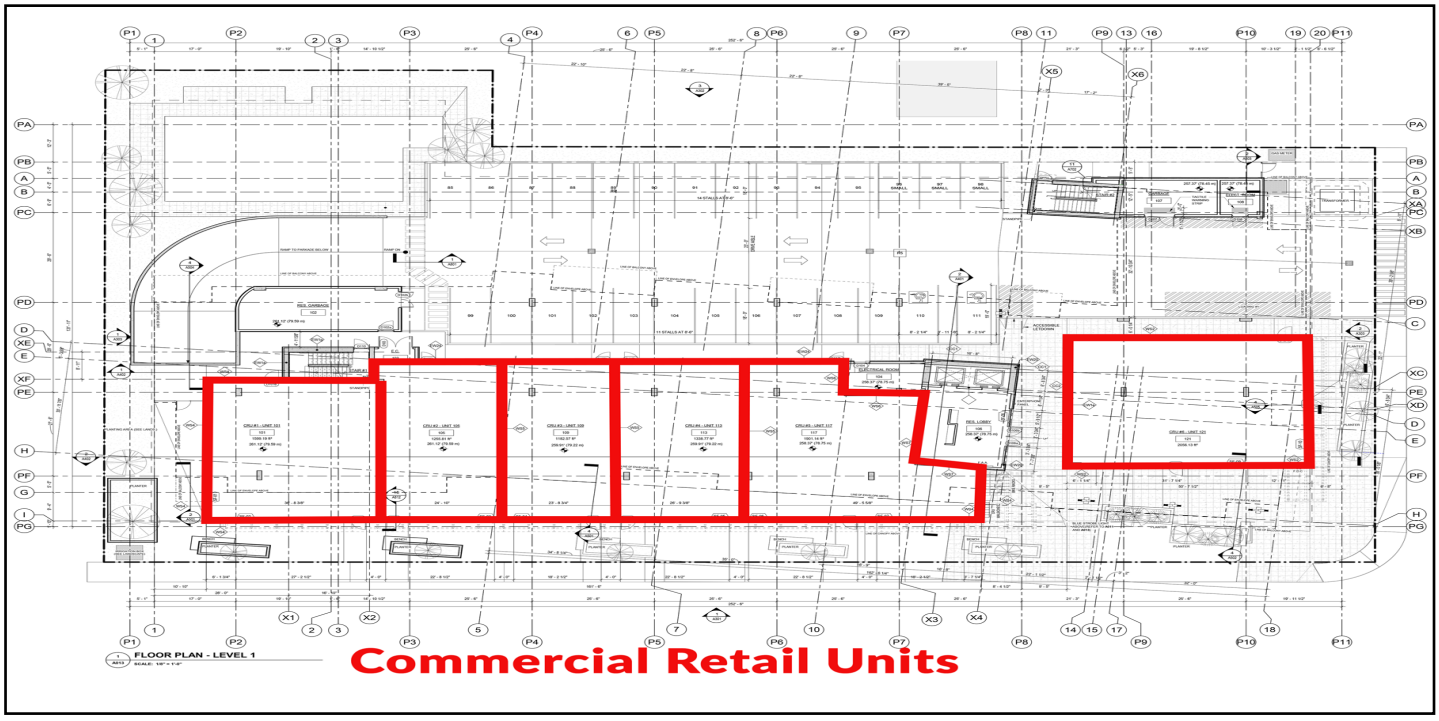




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