

\$665,000

103 & 105 - 2849 PEATT RD

Langford, BC V9B 3V5



[CLICK TO VIEW VIDEO](#)

John Morris
(250) 710-0765

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SALE

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PROPERTY DESCRIPTION

Prime commercial strata unit in Goldstream Village, Langford—one of the fastest-growing and most dynamic communities in the Westshore. This highly visible ~1178 sq. ft. office/retail space offers exceptional street exposure on bustling Peatt Rd., with strong foot and vehicular traffic. Flexible zoning allows the unit to be adapted to suit your intended use, making it ideal for professionals, small retail, services, or creative businesses. Enjoy the benefits of ownership in a high-rent area, providing long-term affordability and equity-building potential for savvy entrepreneurs. Steps from Goldstream Village amenities and the new RRU Langford campus, this location positions you perfectly in a thriving hub of growth, education, and community activity. This unit is composed of 2 strata units that can be purchased separately if desired. Demised as office space and is well suited for professionals (law office, accounting or financial planning). All measurements approximate.

PROPERTY HIGHLIGHTS

- Exceptional Street Exposure
- Flexible Zoning
- High - Rent Area
- Excellent Location

OFFERING SUMMARY

Sale Price:	\$665,000
Building Size:	1,178 SF
Zoning:	MU1

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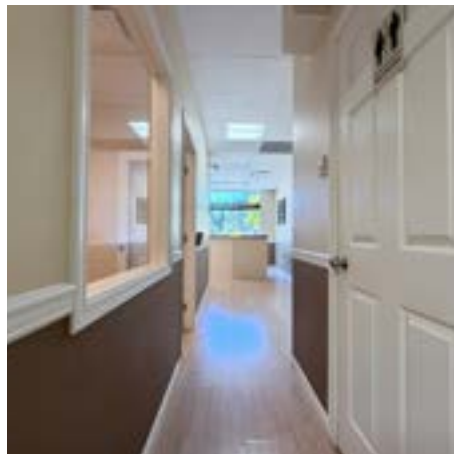
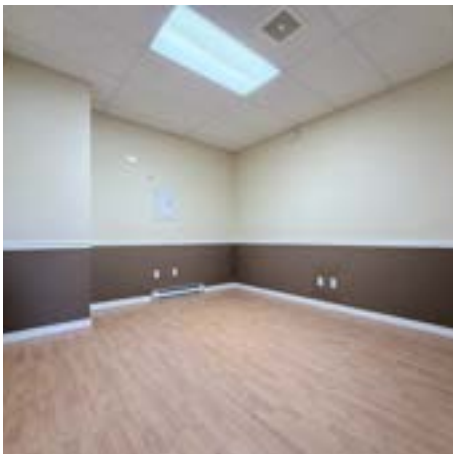
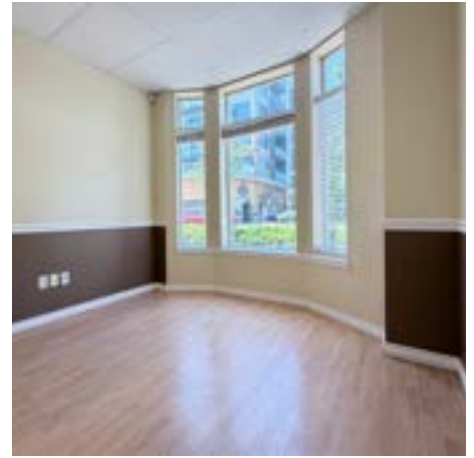


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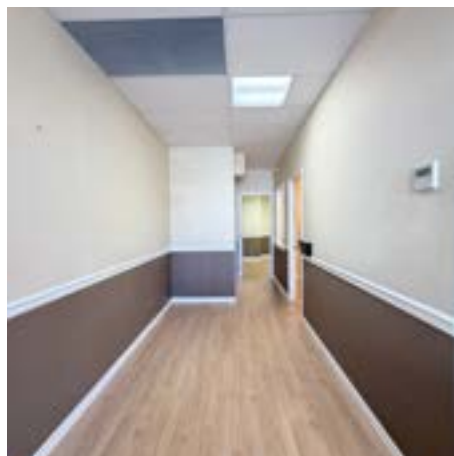
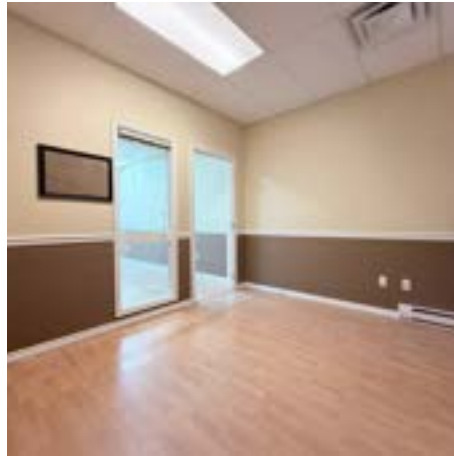


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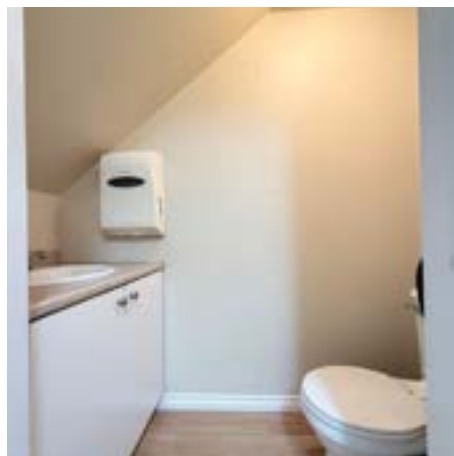
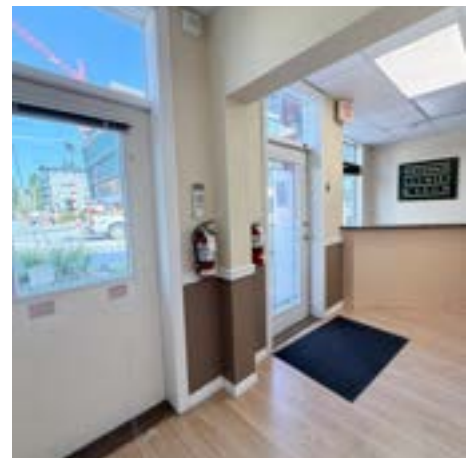
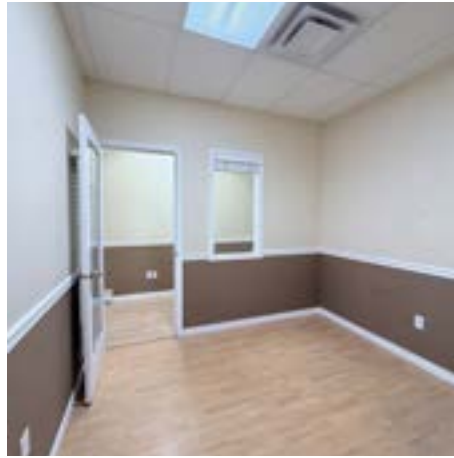


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Section 6.51 – Mixed Use Residential Commercial (MU1) Zone

(Replaced by Bylaw No. 1662)

The intent of the MU1 Zone is to provide a mix of residential and commercial uses to create a vibrant transition between the Core Downtown Commercial Area and other nearby uses.

6.51.01 Permitted Uses

The following **uses** and no others are permitted in the MU1 Zone:

- (1) **Accessory buildings and structures**, subject to Section 3.05;
- (2) **Apartment**;
- (3) **Business support service**;
- (4) **Community garden**;
- (5) **Financial institution**, located on the ground floor only;
- (6) **Group daycare** , subject to Subsection 3.26.02;
- (7) **Home office** , subject to Section 3.09;
- (8) **Medical Clinics** and accessory related commercial uses;
- (9) **Office**, located on the ground floor only;
- (10) **Personal service establishment**, located on the ground floor only;
- (11) **Preschool**;
- (12) **Restaurant**, located on the ground floor only;
- (13) **Retail store**, located on the ground floor only;
- (14) **School**, not exceeding 200 m² (2,152.8 ft²) of **gross floor area**, and not in conjunction with any **residential use**;
- (15) **Uses accessory** to a **principal use** permitted in this **Zone**; and
- (16) **Uses** permitted by Section 3.01 of this Bylaw.

6.51.02 Subdivision Lot Requirements

- (1) No **lot** having a **lot area** less than 700 m² (7,534.7 ft²) may be created by subdivision.
- (2) No **lot** having a **lot width** less than 15 m (49.2 ft) may be created by subdivision.

6.51.03 Regulations for Use

- (1) **Unenclosed storage** is not permitted.
- (2) Outdoor seating areas are permitted as an **accessory use**.
- (3) Above-ground **dwelling units** in a **building** with a mix of **residential uses** and non-residential **uses** must be provided with a separate entrance from the ground level, except where the **building** consists of all **residential uses**.

- (4) All **accessory uses** must be located to the rear of the **building** accommodating the **principal use**. in no case may **accessory buildings** exceed a **height** of 4 m (13.1 ft), and **accessory uses** and **buildings** shall not cover a total of more than 10% of the **lot area**.

6.51.04 Density of Development

- (1) Except as provided in Article (2), the maximum **floor area ratio** is 2.0.
- (2) The maximum **floor area ratio** is 2.25 if the owner provides at least 50% of the parking spaces required by this Bylaw in an underground parking structure, and by an additional 0.02 to a maximum of 2.5 for every 5% of the parking spaces in excess of 50% so provided.

6.51.05 Lot Coverage

- (1) **Lot coverage** of all **buildings** and **structures** may not exceed 90%.
- (2) **Lot coverage** of all **buildings** and **structures** may not be less than 50%.
- (3) Despite Article (2), the **lot coverage** of all **buildings** and **structures** on a **lot** containing a **townhouse use** may not be less than 40%.

6.51.06 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of six storeys.

6.51.07 Setbacks

No **building** or **structure** may be located:

- (1) Within 2 m (6.6 ft) of any **front lot line**; or
- (2) Within 2 m (6.6 ft) of any **exterior side lot line**; or
- (3) Within 7.5 m (24.6 ft) of any **rear lot line**.

6.51.08 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw the following requirements apply to landscape screening in the MU1 Zone.

- (1) A **landscape and screening area** not less than 1 m (3.3 ft) in width containing a decorative fence of not less than 1.8 m (5.9 ft) in **height**, together with decorative planting, must be provided along all lot lines separating the lot from any **Residential** or **Multiple Residential Zone**.
- (2) Despite Article (1) where the **lot abuts a highway** with **residential uses** across the street a 1.8 m (5.9 ft) high landscaping screen or solid decorative fence must be provided along the **front lot line** if parking is placed in front of the **building**.
- (3) Despite Article (1), the **landscape and screening area** is not required along **interior side lot lines**, where the **interior side lot line abuts** an area designated as Pedestrian Commercial in the Official Community Plan.

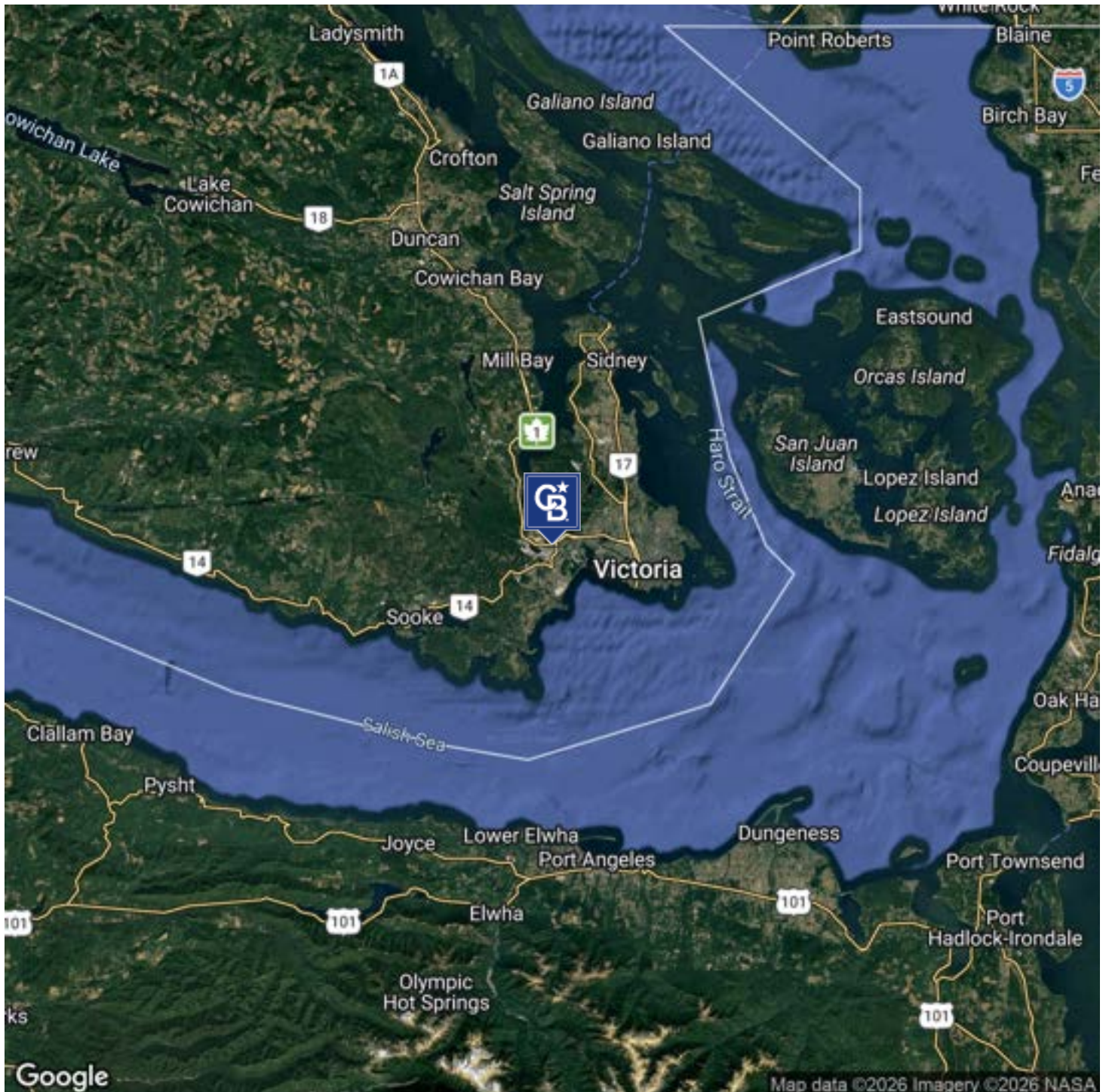
6.51.09 Parking

In addition to the regulations contained in Part 4 of this Bylaw, all parking and loading facilities must be located to the rear of the **building** accommodating the **principal use**, or underground.

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