

\$845,000

125-2785 LEIGH RD

Langford, BC V9B 0V4



Charles Morris
(250) 710-8440

John Morris
(250) 710-0765



**COLDWELL BANKER
COMMERCIAL**
OCEANSIDE REAL ESTATE

SALE

125-2785 LEIGH RD

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PROPERTY DESCRIPTION

Outstanding opportunity to live, work, and thrive in one of Langford's most versatile properties! This modern live/work strata unit, zoned Business Technology Park (BT1), in the Leigh Road Business Park combines commercial main-floor space including a bay door, with a comfortable upper level demised into 3 offices and common area for staff – perfect for owner-operators, entrepreneurs, small businesses, or savvy investors. Whether you're looking to run your business from home, separate the commercial and residential portions for rental income, or simply enjoy the ultimate work-life balance, this property delivers unmatched potential and value in a rapidly developing area of Langford. Easy access to the Trans Canada Hwy.

Measurements approximate. Subject to verification. All information should be confirmed by the buyer.

PROPERTY HIGHLIGHTS

- Main Floor - Commercial with Bay Door
- Upper Level - Demised into 3 offices and common area
- Rapidly Developing Area
- East Access to Trans Canada Hwy
- All Measurements approximate and to be verified by Buyer

OFFERING SUMMARY

Sale Price:	\$845,000
Unit Size:	1,910 SF
Zoning:	BT1 (Business and Technology Park)

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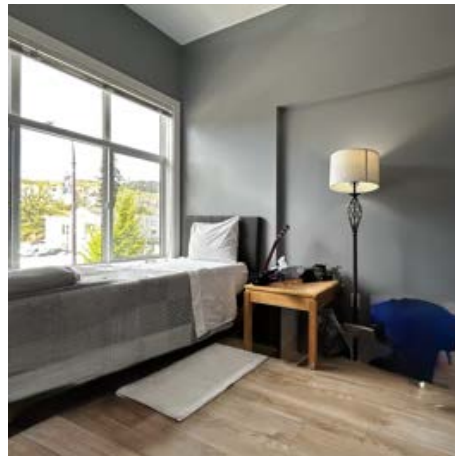


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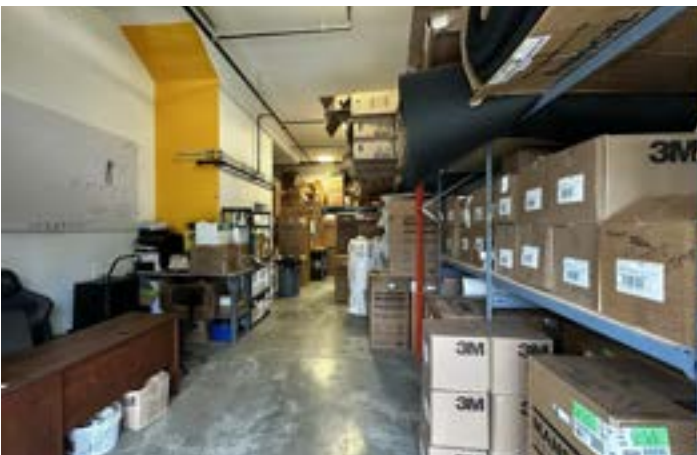


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Section 6.67 – Langford Business and Technology Park (BT1) Zone

(Replaced by Bylaw No. 1662)

The intent of the BT1 Zone is to provide for predominantly technology related business and industry in a business park setting for the purpose of maximizing job creation and business development opportunities.

6.67.01 Permitted Uses

The following **uses** and no others are permitted in the BT1 Zone:

- (1) **Accessory buildings and structures**, subject to Section 3.05;
- (2) **Apartment**, subject to the regulations and density bonus provisions of the RM7A Zone, on the **lots** legally described as Lot G, Section 99, Esquimalt District, Plan EPP20282 (2757 Leigh Road) and Lot F, Section 99, Esquimalt District, Plan EPP20282 (2763 Leigh Road);
- (3) **Business support service**;
- (4) **Contractor service**;
- (5) **Dwelling, one-family**, which may contain a **secondary suite** within the **one-family dwelling** or a garden suite or carriage suite in accordance with Section 3.08, on land legally described as Lot 7, Section 99, Esquimalt District, Plan 22423 (2792 Leigh Road);
- (6) **Electronics sale, service and manufacturing**;
- (7) **Film production studio**;
- (8) **Fitness centre**;
- (9) **Group daycare**, subject to Subsection 3.26.02;
- (10) **Industrial use, light**;
- (11) **Medical Clinics** and accessory related commercial uses;
- (12) **Office**;
- (13) **Research and development facility**;
- (14) **Restaurant**, limited to a maximum of 200 m² (2,152.8 ft²) of **gross floor area**;
- (15) **Retail store**, limited to a maximum of 25% of the **gross floor area** of any **building**;
- (16) **School**;
- (17) **Training and education facility**;
- (18) **Uses accessory** to a **principal use** permitted in this **Zone**; and
- (19) **Uses** permitted by Section 3.01 of this Bylaw.

6.67.02 Regulations of Use for Contractor Service Uses

Unenclosed storage and parking for vehicles **accessory** to a **contractor service** must be located within a rear or interior side yard **setback** area and must be screened from public view.

6.67.03 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 90%.

6.67.04 Setbacks

No **building** or **structure** may be located within 6 m (19.7 ft) of any **lot line** that does not **abut** a **lot** in a **Commercial, Industrial** or **Business Park Zone**.

6.67.05 Regulations for One-Family Dwelling Use

In addition to the other regulations in this Section the following regulations apply to **one-family dwellings** in the BT1 Zone:

- (1) **One-family dwellings** are prohibited on **panhandle lots**;
- (2) The **lot area** for a **one-family dwelling** may not be less than 750 m² (8,072.9 ft²);
- (3) No **principal building** or **structure** for a **one-family dwelling use** may be located:
 - (a) Within 6 m (19.7 ft) of any **front lot line** or **rear lot line**, unless the **structure** was in existence on January 1, 2016; or
 - (b) Within 1.5 m (4.9 ft) of any **interior side lot line**; or
 - (c) Within 4.5 m (14.8 ft) of any **exterior side lot line**, except that no **garage** or **carport** whose vehicle access crosses an **exterior side lot line** may be within 5.5 m (18 ft) of the **exterior side lot line**;

6.67.06 Landscape Screening

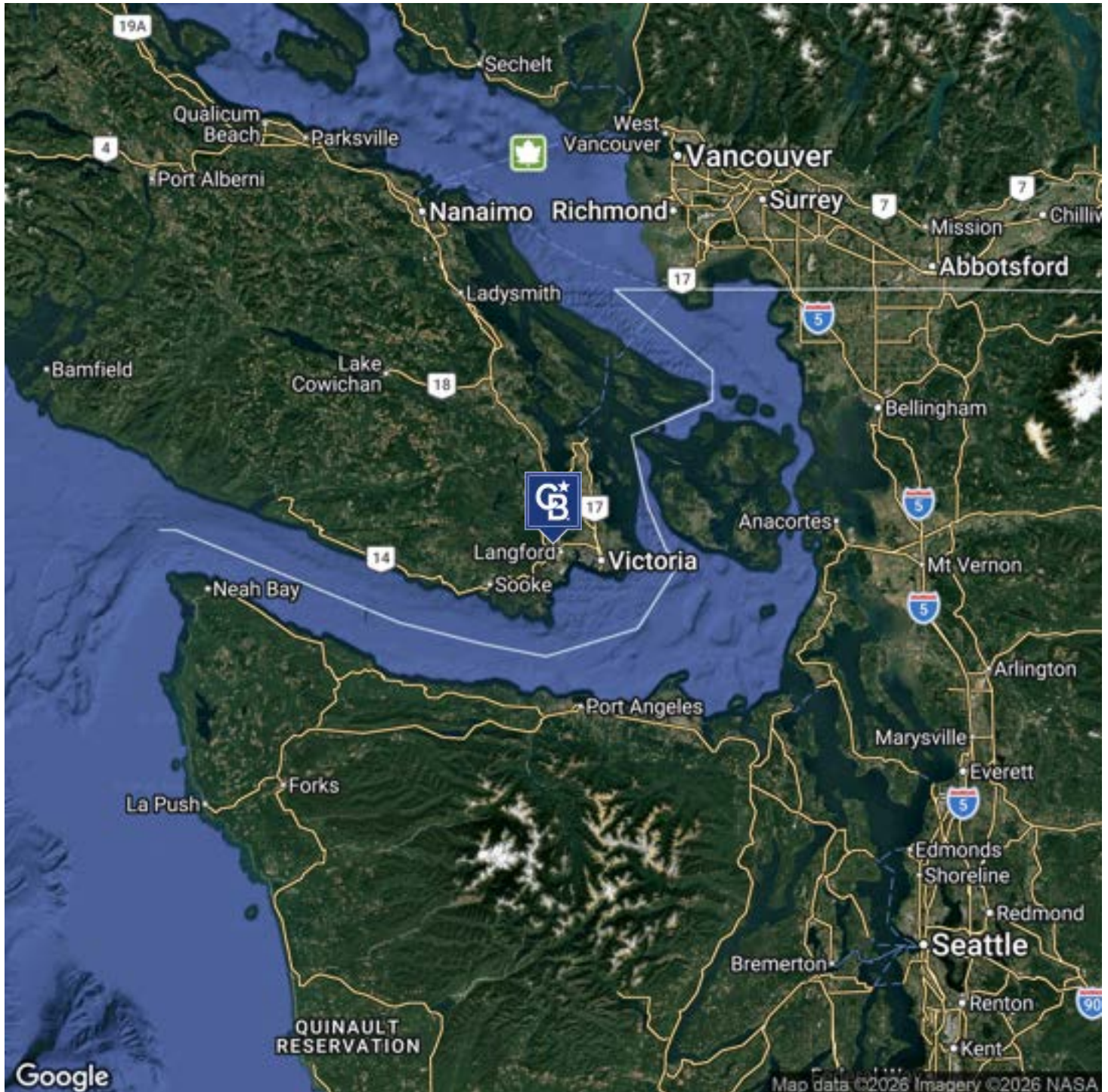
In addition to the regulations contained in Section 3.21 of this Bylaw the following requirements apply to landscape screening in the BT1 Zone:

- (1) A continuous **landscape and screening area** not less than 1.5 m (4.9 ft) wide must be provided along the developed portion of each **lot** which **abuts** a **highway**. This **landscape and screening area** may be interrupted at boulevard crossings, or to provide necessary pedestrian access to a **building**;
- (2) A continuous **landscape and screening area** not less than 1.5 m (4.9 ft) in width containing a decorative fence not less than 1.8 m (5.9 ft) in **height** together with decorative planting must be provided along all **lot lines** which do not **abut** a **lot** in a **Commercial, Business Park** or **Industrial Zone**.

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