

FOR SALE

Treanor TERRACE

711 Treanor Avenue, Langford, BC

An exceptional opportunity to acquire a modern, purpose-built ninety-five (95) unit rental community with mixed-use commercial space, ideally positioned in the amenity-rich city of Langford, BC.



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**AVISON
YOUNG**


Opportunity


The Avison Young Multi-Family Team is pleased to present Treanor Terrace, a premier multi-family investment opportunity located at 711 Treanor Avenue, Langford, BC (the "Property").

Constructed in 2021, Treanor Terrace is strategically positioned along a primary arterial corridor in central Langford, providing residents with seamless access to retail, grocery, and lifestyle amenities throughout Langford and the Greater Victoria region.

The Property sits on a substantial 62,646 square foot lot and offers a well-diversified suite mix of studio, one, two, and three-bedroom residential units, alongside one ground-floor commercial unit. Premium amenities include a fitness centre, games room, dog wash station, underground parking, and in-suite air conditioning. Held in a bare trust, the Property provides the prospective purchaser with an opportunity to save on property transfer tax (PTT) through a share sale purchase.


Treanor Terrace represents an exceptional opportunity to acquire a purpose-built, recently constructed rental asset underpinned by stable operating history in a dynamic Vancouver Island market.





QUALITY BUILD

Construction build by
Ironclad Developments, a
premier Canadian developer



\$33,250,440

Assumable Debt
(as of May 31st, 2026 at a fixed
below market interest rate of
3.25% until September 2032)

Located in one of BC's fastest growing communities

The City of Langford has been consistently ranked as one of the fastest growing communities in British Columbia with an average population growth of 5.3% annually over the last 10 years. Langford has quickly transformed into a vibrant, amenity-rich, investment-driven community. Strong population growth, pro-development leadership, and ongoing investment in infrastructure and amenities continue to fuel demand for housing.

With its relative affordability, proximity to downtown Victoria, and expanding urban core, Langford offers compelling long-term upside for multifamily investors seeking growth in one of Vancouver Island's most active and evolving markets. Continued development and a steady influx of new residents are reinforcing its position as a key hub for future residential expansion.

Source: City of Langford



Property summary

ADDRESS

711 Treanor Ave, Langford, BC

PID

031-071-741

LEGAL DESCRIPTION

LOT 3, PLAN EPP97513, SECTION 112,
ESQUIMALT LAND DISTRICT

LOT SIZE

62,646 sf

ZONING

C6B - Neighbourhood Mixed Use

NET RENTABLE AREA

Residential	70,030 sf
Commercial	4,078 sf

STRUCTURE

Wood-frame

YEAR BUILT

2021

STOREYS

6

TOTAL UNITS

95 residential units (plus one ground-floor commercial unit)

SUITE MIX

Studio	15
1 Bed	20
2 Bed	50
3 Bed	10
Total	95

AVERAGE UNIT SIZE

737 sf

PARKING

Residential	106
Visitor	17
Commercial	13
Total	136

FINANCING:

- Assumable debt of \$33,250,440
- Interest rate of 3.25%
- Term Maturity in September 2032

SALE STRUCTURE

Held in a Bare Trust - Potential for PTT savings

STABILIZED NET OPERATING INCOME

\$2,073,921

**includes both commercial and residential NOI's*

PRICING GUIDANCE

Contact listing agents

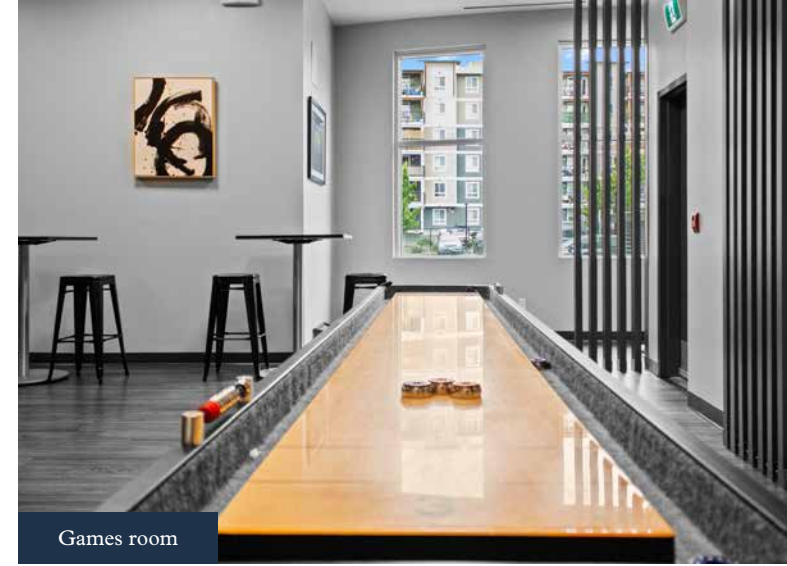
Project rental summary

RENTAL UNIT SUMMARY

Unit Type	Unit Count	Unit Mix	Average Size (SF)	Rent/month	Rent/sf
Studio	15	16%	369	\$1,752	\$4.75
1 Bed	20	21%	572	\$2,061	\$3.60
2 Bed	50	53%	854	\$2,622	\$3.07
3 Bed	10	11%	1,034	\$3,041	\$2.94
Total	95	100%	737	\$2,411	\$3.27

COMMERCIAL RENTAL UNIT SUMMARY

Unit	Tenant	Rentable Area	Parking	Lease Type	Lease Term	Rent/sf	Annual Rent	Monthly Rent	Extension Options
101, 105, 109	Ironclad Developments Inc.	4,078 sf	13	NNN	Mar 22 - Jun 28	\$30.50	\$124,379	\$10,365	2 3-year options remaining



Games room



Fitness centre

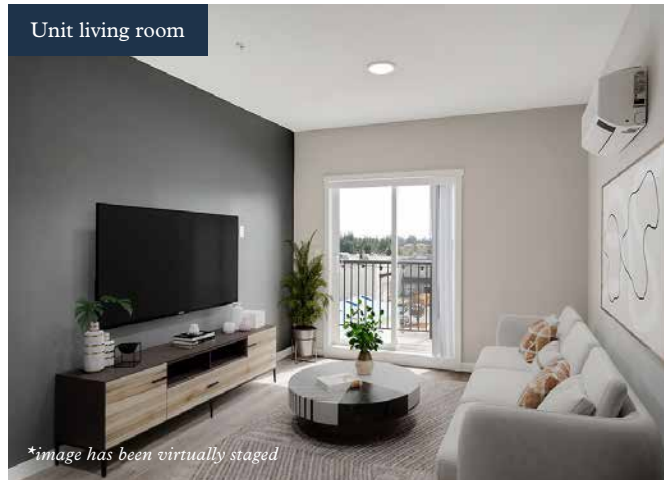
The Developer



Ironclad Developments Inc. is a Canadian construction and development company specializing in thoughtfully designed multi-family apartments. Headquartered in Winnipeg, Manitoba, the firm is dedicated to delivering high-quality communities built for long-term value.

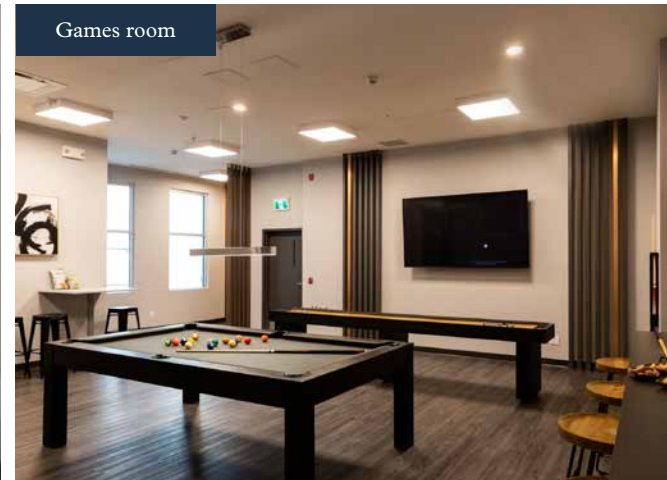
With a fully integrated approach, spanning land acquisition, planning, design, construction, and rental management, Ironclad ensures each project is executed with precision and consistency. Its leadership team brings extensive experience across all stages of development, enabling a seamless transition from concept through completion and ongoing operations.

Ironclad Developments focuses not only on building residences, but on creating enduring communities that foster strong partnerships and exceptional living experiences.

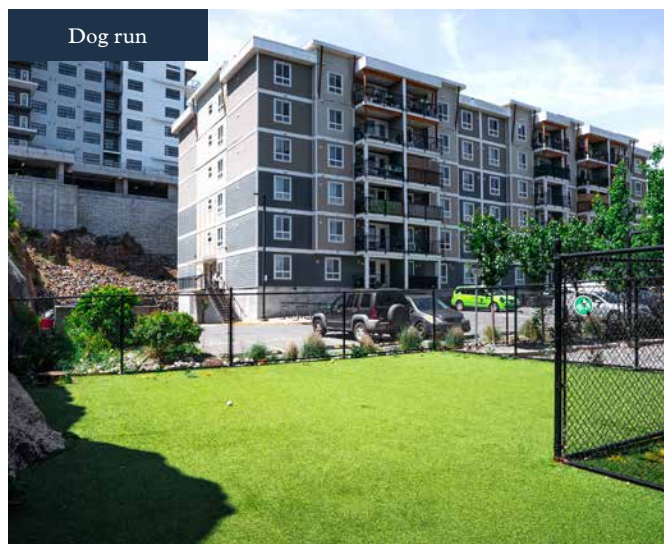


Unit living room

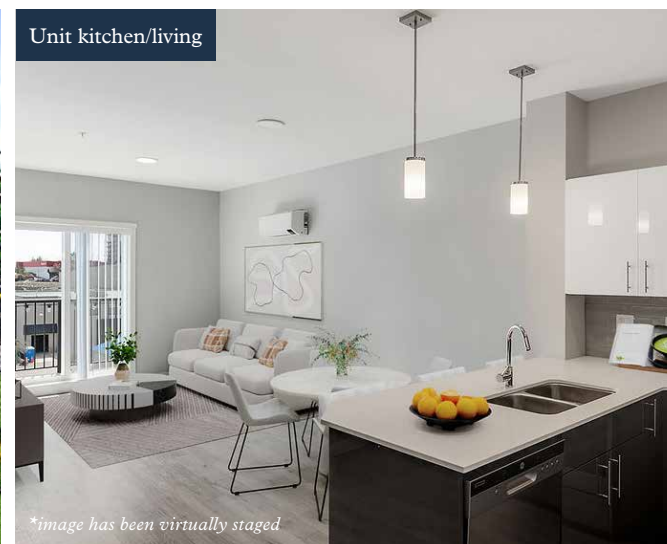
**image has been virtually staged*



Games room



Dog run



Unit kitchen/living

**image has been virtually staged*

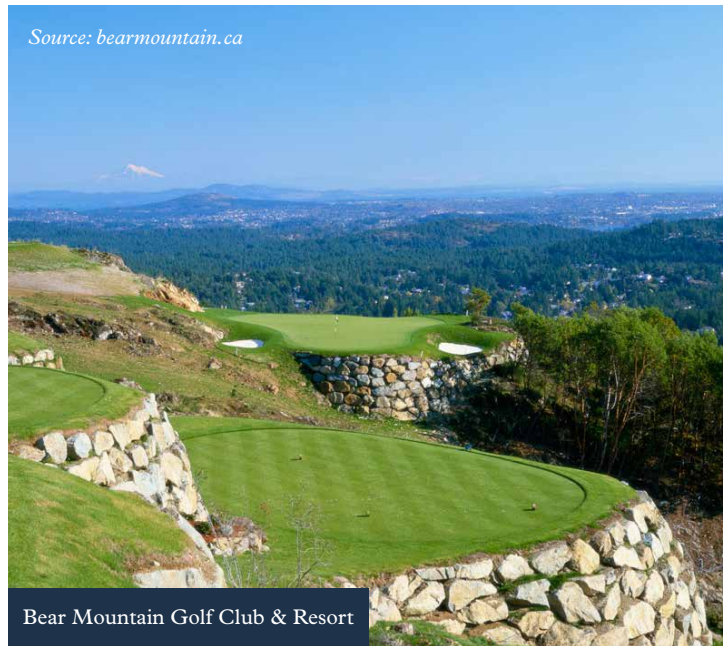
Building features and amenities

- In-suite air conditioning
- Electric vehicle charging stations
- Fully equipped fitness centre featuring Peloton bikes, cable machines, free weights, and dedicated changing facilities
- Smart automated parcel lockers
- Games room with pool table, dartboard, shuffleboard, flat-screen TV, and lounge seating
- Secure bicycle storage and dedicated repair station
- Fenced outdoor dog run
- On-site property manager
- Pet wash station
- Underground and surface parking totalling 136 parking stalls, inclusive of 17 visitor stalls and 13 stalls allocated to the commercial tenant

Neighbourhood amenities

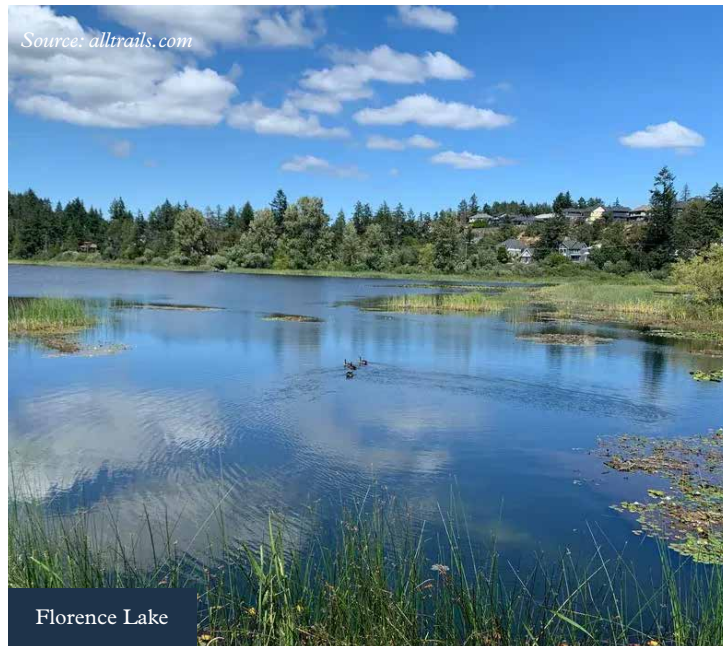
- **Millstream Shopping Centre** - Grocery store, shopping, and dining options
- **Thetis Lake Regional Park** - Outdoor recreation with lakes, trails and hiking
- **Bear Mountain** - Resort community with 36 hole golf course, tennis, hotel, and spa
- **Florence Lake** - fishing, walking trails, and bird watching

Source: bearmountain.ca



Bear Mountain Golf Club & Resort

Source: alltrails.com

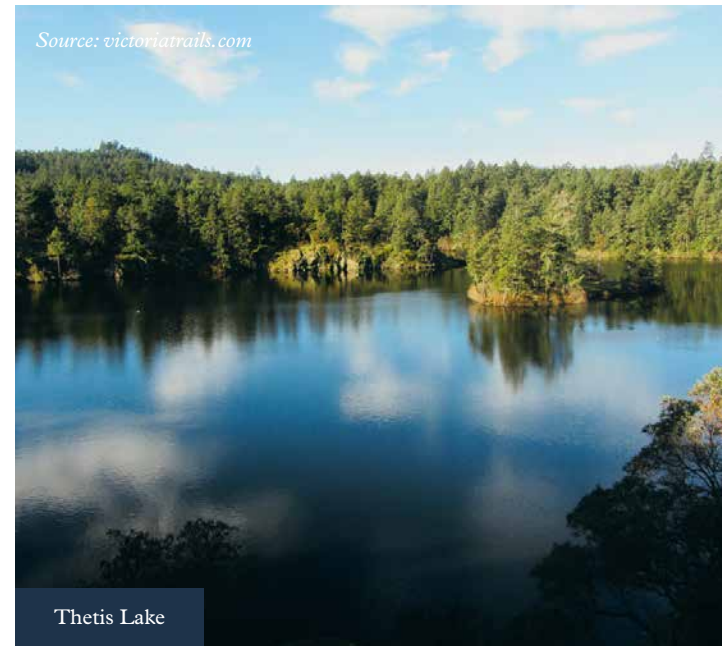


Florence Lake

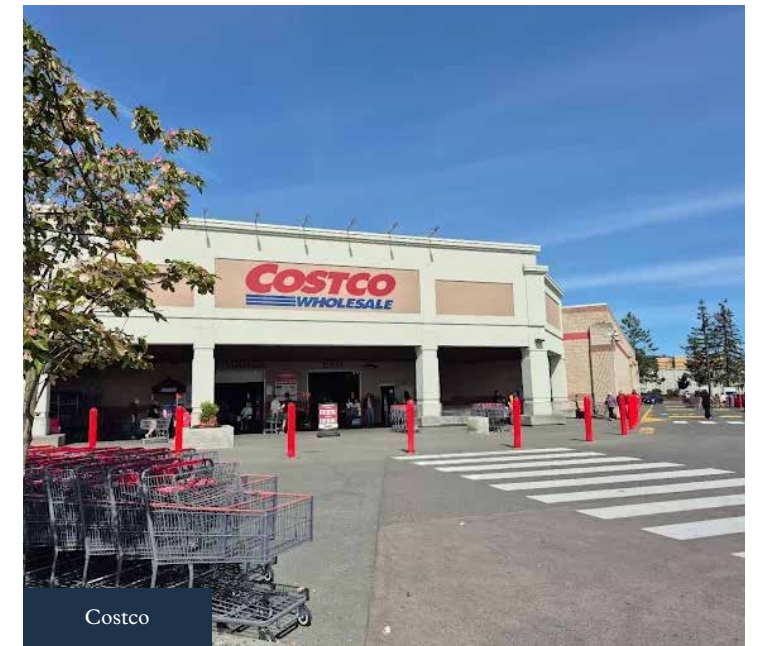


Millstream Shopping Centre

Source: victoriatrails.com



Thetis Lake



Costco

Location

CENTRAL LANGFORD LOCATION & REGIONAL CONNECTIVITY

Ideally situated in Langford with direct access to the Trans-Canada Highway, the Property offers efficient connectivity throughout the West Shore and Greater Victoria. Surrounded by rapidly expanding residential and commercial development, the area has established itself as a key employment and service hub - with strong population growth and ongoing urban intensification driving sustained rental demand.

AMENITY-RICH NODE WITH EVERYDAY OFFERINGS

Located directly across from Millstream Village Shopping Centre and within walking distance of Costco, Save-On-Foods, Home Depot, and a wide array of dining and service options, the Property benefits from exceptional daily foot traffic and convenience. This concentration of nationally recognized retailers anchors the node's retail gravity and enhances tenant quality of life, a meaningful driver of occupancy stability.

LIFESTYLE APPEAL WITH ACCESS TO NATURE & RECREATION

The Property offers a unique blend of urban convenience and natural surroundings, with easy access to nearby parks, lakes, and trail systems. Bear Mountain Golf Club & Resort is just minutes away, and select suites enjoy views toward Bear Mountain, enhancing the overall lifestyle appeal and supporting strong tenant retention.

GROCERY AND SHOPPING

1. Save-On-Foods
2. Costco Wholesale & Pharmacy
3. Langford Pharmasave
4. The Home Depot
5. Best Buy
6. Marshalls
7. Liquor Planet
8. Flaman Fitness Langford
9. Golf Town

EDUCATION

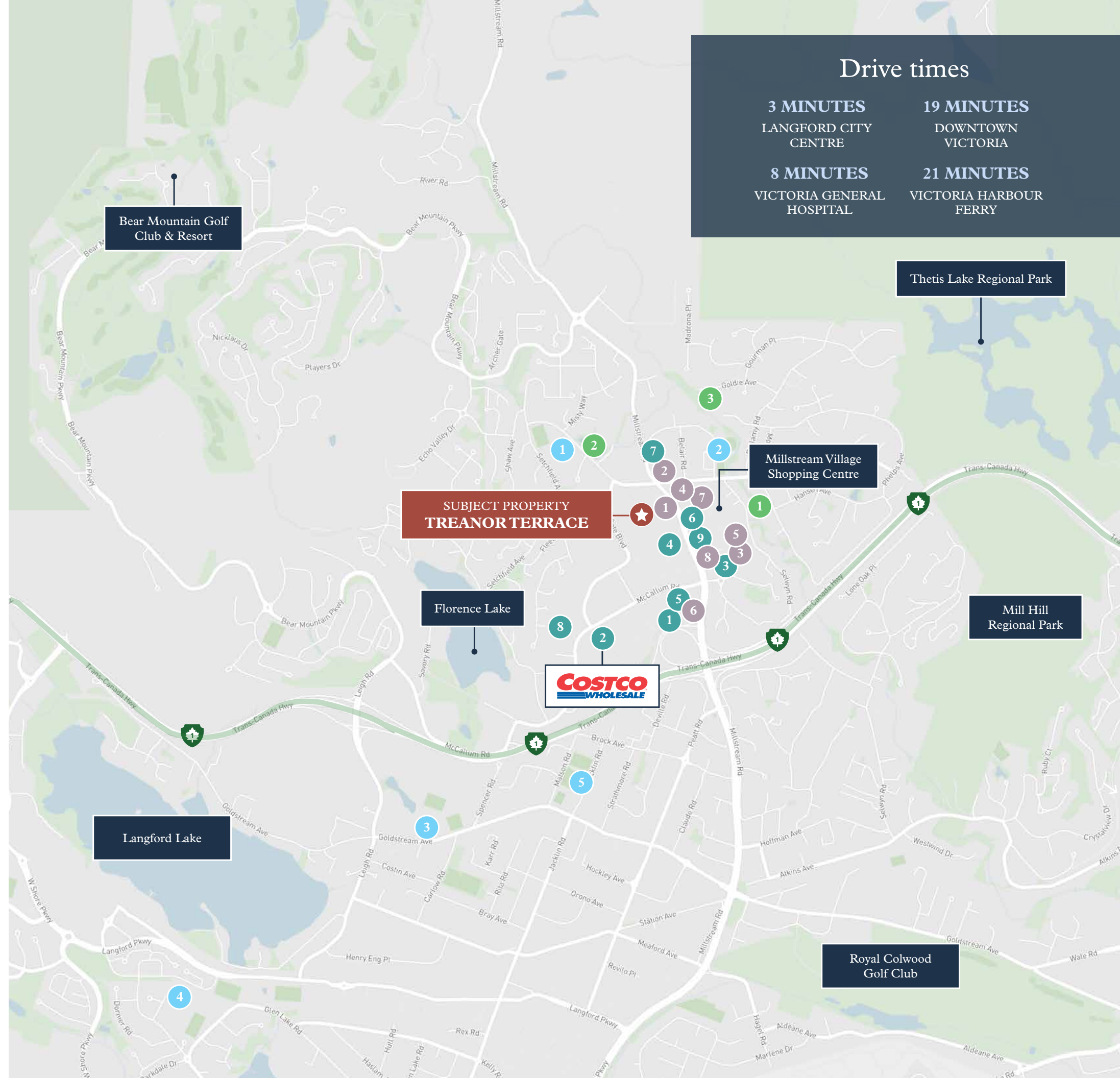
1. Lakewood Elementary
2. Millstream Elementary School
3. Spencer Middle School
4. Belmont Secondary School
5. Ruth King Elementary

RESTAURANTS AND BARS

1. Starbucks
2. The Lighthouse Pub
3. Milestones
4. The Rack Bistro
5. Steve's Poké Bar
6. Tim Hortons
7. 900 Degrees Wood-Fired Pizzeria
8. Ali Baba Pizza Westshore

PARKS AND TRAILS

1. Millstream Creek Park
2. Lake Ida Ann Park
3. Goldie Park



Drive times	
3 MINUTES	19 MINUTES
LANGFORD CITY CENTRE	DOWNTOWN VICTORIA
8 MINUTES	21 MINUTES
VICTORIA GENERAL HOSPITAL	VICTORIA HARBOUR FERRY



Suite kitchen



Commercial unit



Water feature - lobby



Fitness centre

Contact for more information

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