



# FOR SALE

3238 Lodmell Rd., Langford, BC



## Development Land/Investment Property

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\$1,620,000.00

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Embrace the opportunity of this strategically located 0.31-acre development land in the bustling heart of Langford. This mostly level, rectangular parcel maximizes potential usage and sits in an expanding neighborhood.

It features a proposed development plan that has undergone two revisions with the City of Langford and is ready for Development Permit submission. The buyer has the option to proceed with the current plans or implement their own vision.

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Note: Lot lines are approximate and for visual effect only.

## Property Overview

Adjacent to Ed Fisher Memorial Park, the site offers proximity to Glen Lake, Belmont Market, grocery stores, schools, parks, and numerous other amenities. With development-friendly zoning, the possibilities are vast.

Civic Address: 3238 Lodmell Rd., Langford, BC

Legal Address: Lot B Section 84 Esquimalt District Plan VIP 88158

PID: 028-329-091

Lot Area: 13,563 SF / 0.31 acres

Zoning: RS1 - Residential Small Lot

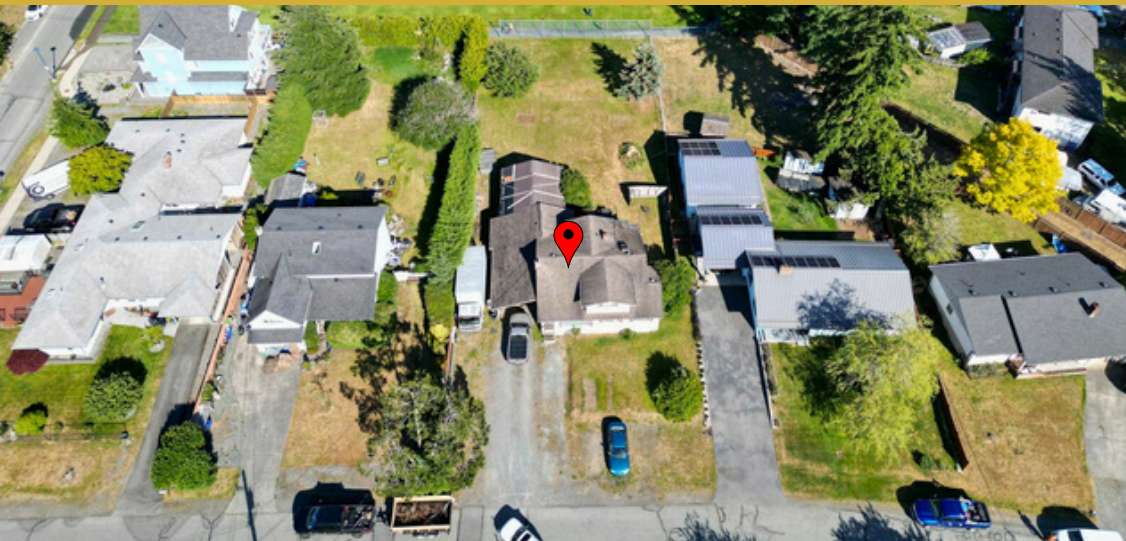
# Investment Opportunity

This property features a two-story house that is currently tenanted, providing you with rental income as you proceed with your development plans.

Built in 1955, the house has not undergone any recent or significant upgrades but remains in livable condition. The property boasts ample parking and a spacious backyard for leisure activities. Additionally, it backs onto a park, ensuring privacy with no future developments behind the property.

This versatile property provides both immediate rental income and significant future development potential.

Contact us to learn more about this unique investment opportunity!



Year Built:	1955
Building Size:	2,294 SF
Bedrooms:	Three (3)
Bathrooms:	Two (2)
Tenancy:	Tenanted
Property Taxes (2023):	\$3,339

# Proposed Development

A thoughtfully designed proposal for four free-standing homes with a shared lane (bare land strata) is ready for the Development Permit and waiting you to bring it across the finish line.

## Features

- Four (4) free-standing units
- Each building consists of 3-Bed, 2.5-bath with back patio & 4-foot crawl space
- Sewer runs to lot
- Minimal civic work to be completed
- Bylaw amendment approved by the City



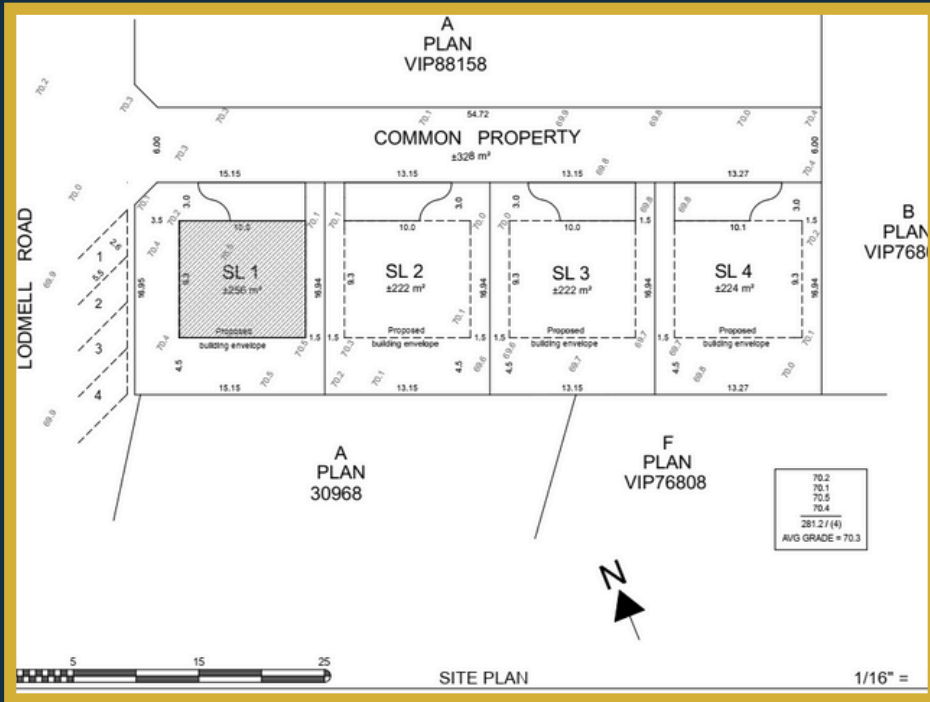
3238 LODMELL RD. 101-104

# Proposed Design

## Unit 101 (SL 1)

The proposed development effectively maximizes the potential of the lot, ensuring the space is utilized to its fullest. The design is both efficient and family-friendly, harmoniously integrating with the character of the surrounding neighborhoods.

- Detached two story building
- 1,559.7 SF (including garage)
- 3-Bedrooms, 2.5-bath
- 4-foot crawl space
- Cozy patio space
- Two-car garage



Site Plan Drawings

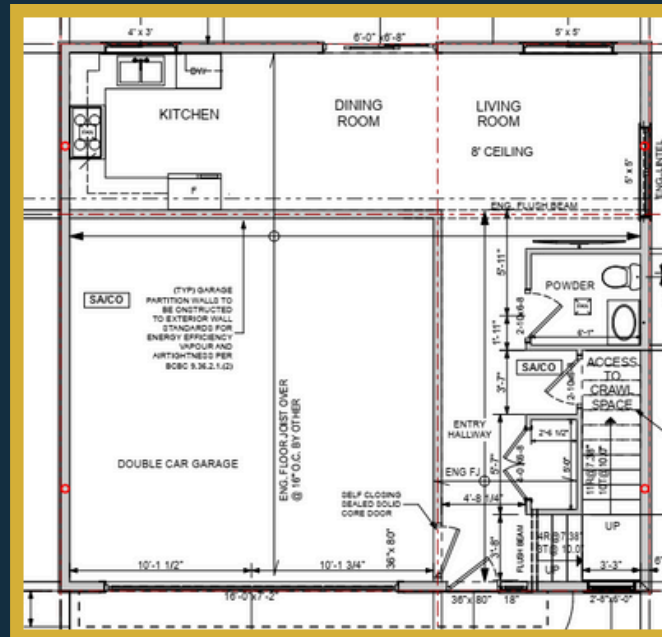


NORTH ELEVATION - SL 1

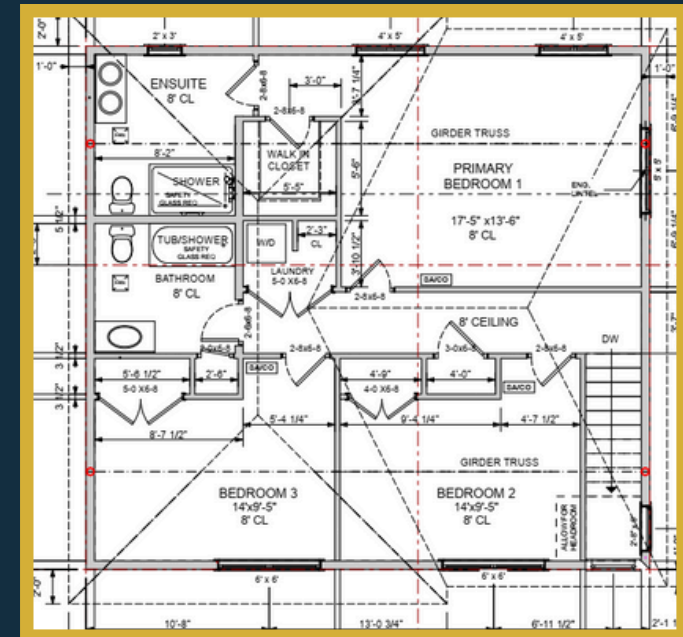
**3238 LODMELL RD #101**  
 LOT B SECTION 84 ESQUIMALT  
 DISTRICT PLAN VIP88158  
 SUB22-0031  
 PID 028-329-091

PROPOSED SINGLE FAMILY DWELLING

Exterior of Unit #101



Main Floor



Second Floor



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