



FOR SALE

3238 Lodmell Rd., Langford, BC



Development
Land/Investment
Property

\$1,620,000.00

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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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

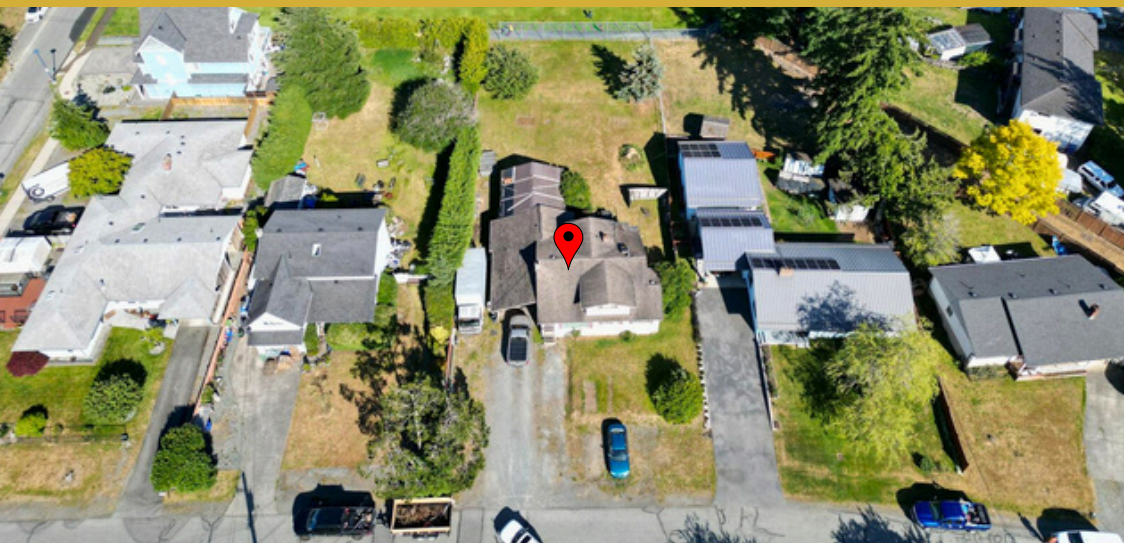
Zoning: RS1 - Residential Small Lot

Investment Opportunity

This property features a two-story house currently tenanted until August 1, 2024, offering an excellent opportunity for an investor or developer. This allows flexibility to either occupy the property or continue renting it out until you're ready to develop it further.

Built in 1955, the house has not undergone any recent 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 until August 1, 2024
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



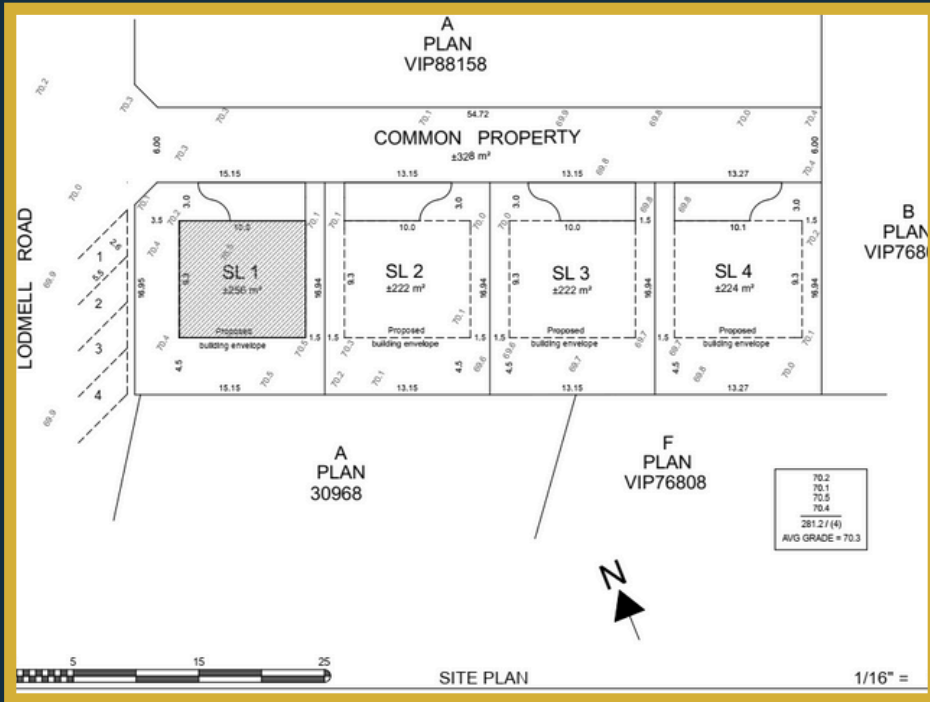
3238 LODMELL RD. 101-104

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.

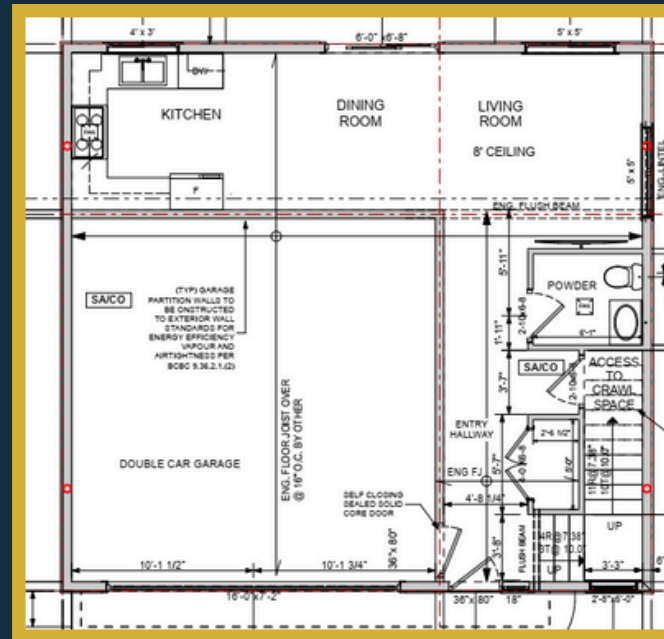
- Detached two story building
- 1,559.7 SF (including garage)
- 3-Bedrooms, 2.5-bath
- 4-foot crawl space
- Cozy patio space
- Two-car garage



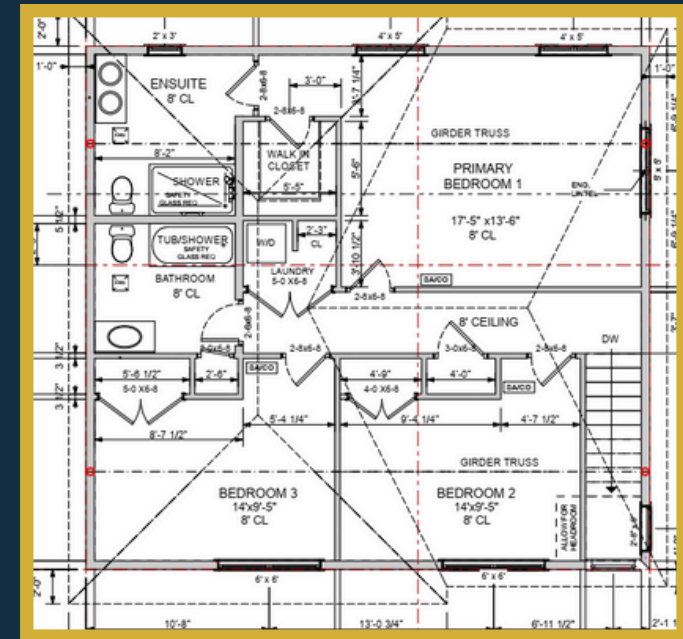
Site Plan Drawings



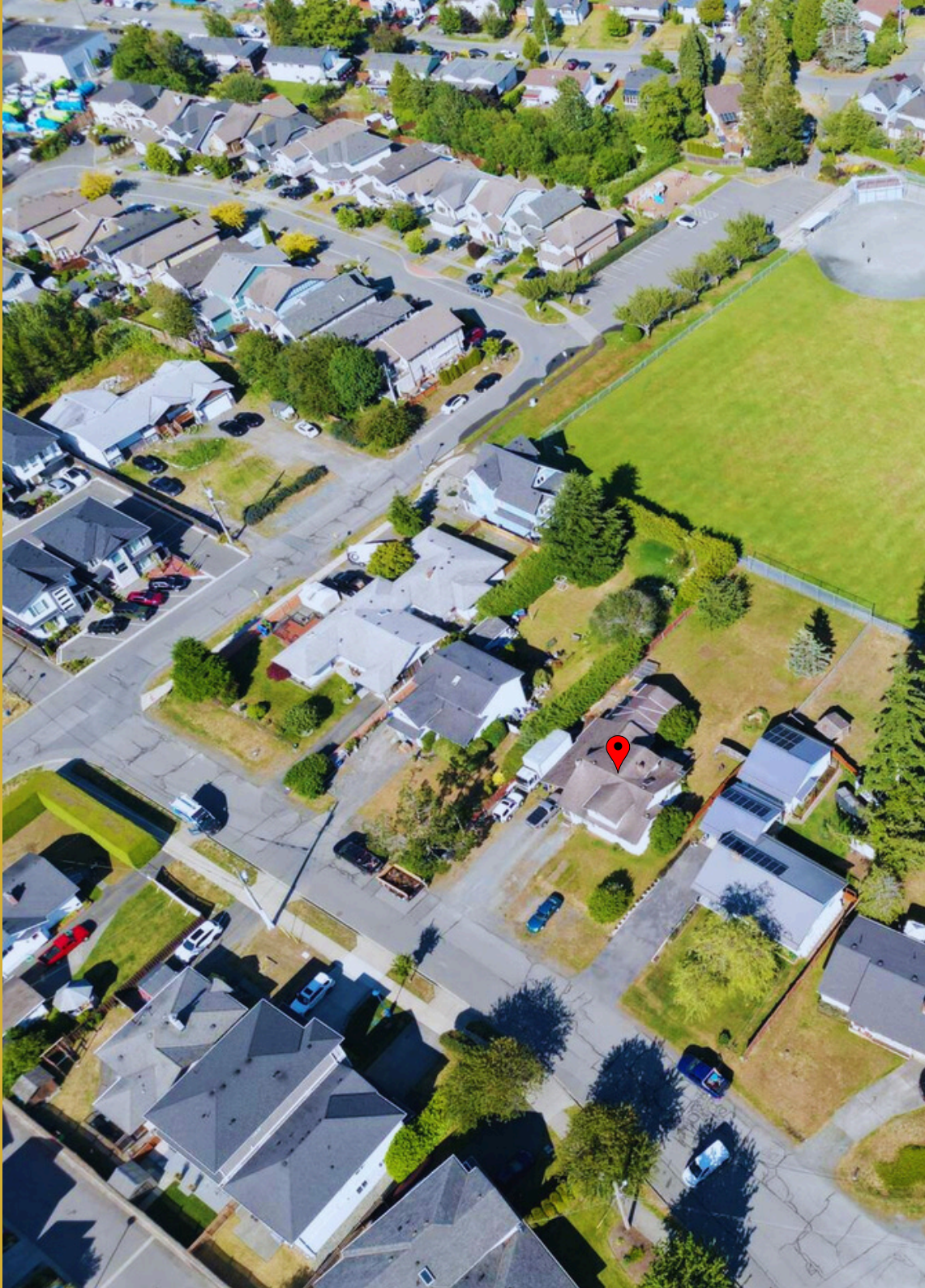
Exterior of Unit #101



Main Floor



Second Floor



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