

112-2770 Leigh Rd
Langford, BC V9B 4G1



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MLS# 919685



\$799,900

1,443 Sqft

Desirable and convenient commercial unit located near the heart of downtown Langford with easy access to Highway 1 and all of Langford. This 2 floor, approx 950 sq ft warehouse level and approx 500 sq ft finished mezzanine level, unit is zoned BT1 Langford Business Park and Technology for a wide variety of uses. Unit features 3 parking spots, a finished mezzanine area, updated kitchen millwork, accessible bathroom including shower, gas-fired overhead heating with supplementary electric heating units, 10 foot overhead door, 200 AMP 3 phase power, Telus alarm, blinds, and additional overhead lighting throughout. Flexible zoning and a flexible layout makes this unit an ideal opportunity for businesses and investors. Parking Properties are at increased risk of damage from extreme weather due to climate change. ClimateCheck provides detailed climate risk data for properties now and up to 30 years into the future. 23 hot days expected in 2050 13 storms expected in 2050 Life Stage Employment Type Average Household Income Average Number of Children



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