

## FOR SALE

LAKESIDEWEST Commercial Strata  
2881 Leigh Rd, Langford, BC  
1,183 SF - 3,240 SF



### Highlights

- High profile mixed-use Residential/Commercial development located in the rapidly growing community of Langford, steps from Langford Lake
- Shell commercial strata units tailored to both retail and office users
- Access to one of Langford's major arterial routes for both transit and bike lanes, minutes from the Trans Canada Highway
- High ceilings with double paned windows and glazing with 2 entries per unit
- Fantastic street front signage opportunities along both Leigh Rd and Dunford Rd

Excellent opportunity for an owner occupier or investor to purchase a commercial retail or professional office strata unit within the LAKESIDEWEST Development by Draycor Construction

### Erin Glazier

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# LAKESIDEWEST Commercial Strata 2881 Leigh Rd, Langford, BC

## STRATA DETAILS

### Legal Description

PID: 031-825-311

LOT 1, District Lot 79, Esquimalt District  
Plan EPP12332

### Strata Units

CRU 1: 1,599 SF

CRU 2: 1,256 SF

CRU 3: 1,183 SF

CRU 4: 1,339 SF

CRU 5: 1,901 SF

CRU 6: 2,056 SF

Total Commercial: 9,334 SF

\*Units can be combined for a larger plate

### Parking

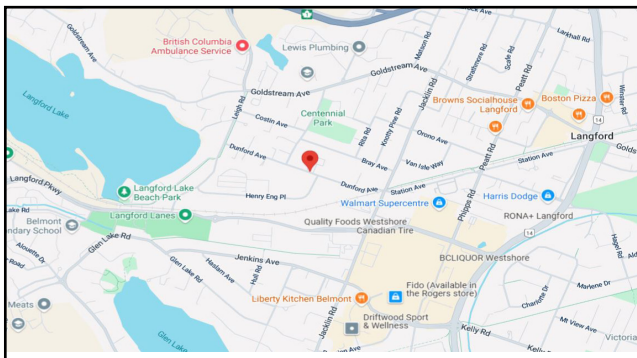
24 designated commercial parking stalls  
including 2 loading bays

### Zoning

CC1-City Centre Zone

### Price

\$615 PSF plus GST



## PROPERTY DESCRIPTION

**LAKESIDEWEST** is the newest development from Draycor Construction boasting 78 residential units above 6 ground floor commercial strata units. Estimated completion of the project is September of 2026 with building currently well under way. The commercial strata will be separate from the residential allowing for more owner / occupier autonomy. Ample above ground parking along with fantastic transit access will make this a vibrant commercial hub in the area.

## PERMITTED USES

The CC1 zoning allows for a wide variety of uses from medical and veterinary to fitness, along with cafe /restaurant, liquor store and more.



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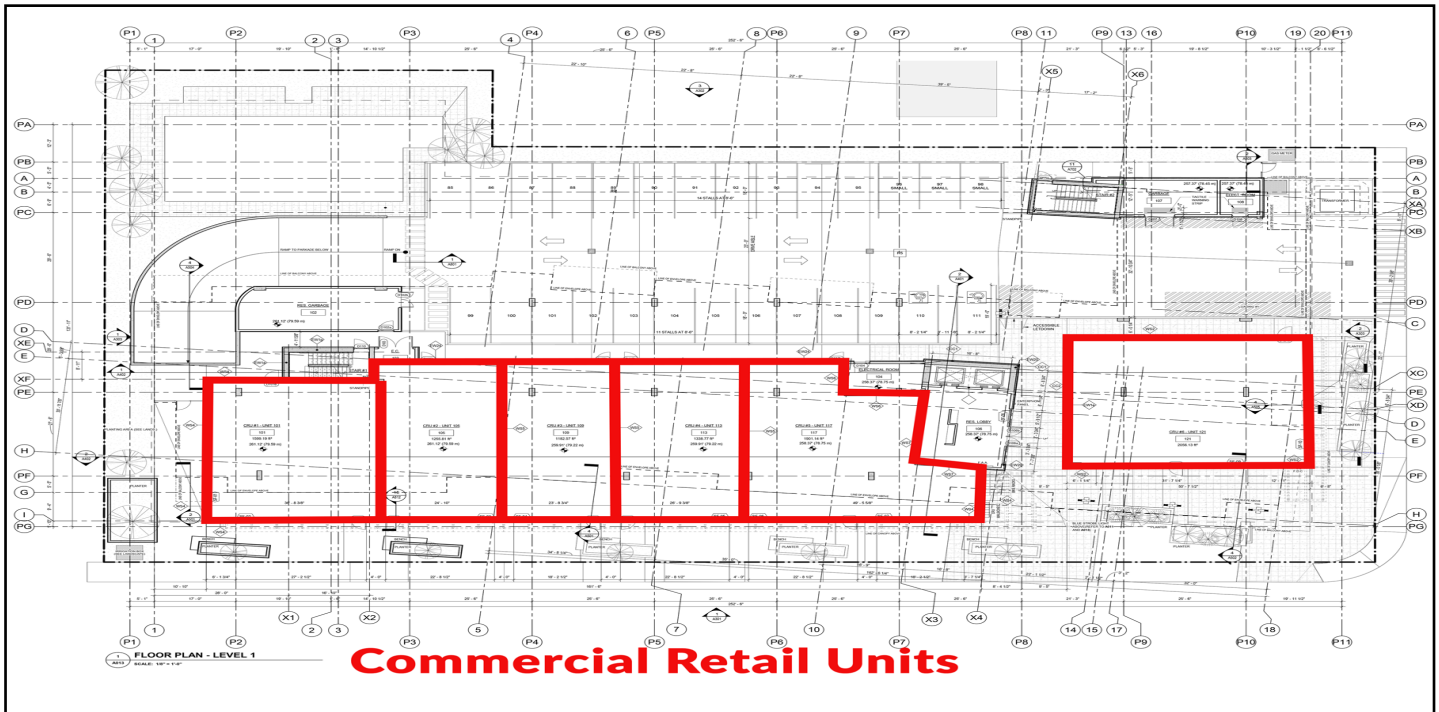
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For more information  
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