



FOR SALE

318, 320 & 322 - 4342 WEST SHORE PARKWAY

3,215 - ± 10,073 SQFT SQFT Industrial Warehouse



FOR SALE | \$355 / SQFT

Units 318, 320 & 322 offer a rare opportunity to purchase three side by side, premium upper-level industrial units in the newly completed West Shore Business Park. Strategically located with quick access to Highway 1 and Highway 14, these units provide seamless connectivity to Greater Victoria and beyond. Additionally, the upper level units benefit from 75 of the 102 common property parking stalls, along with four designated parking stalls per unit at the rear.

Featuring 12' x 12' rear loading bay doors with direct access to a spacious 22'6" clear span warehouse, these units are designed for efficient operations. With stunning views of the surrounding area and a modern, high-quality build, these units are ideal for businesses seeking functional, well-located industrial space in the rapidly growing West Shore market.

PROPERTY HIGHLIGHTS

- ± 3,215 SQFT
- Light industrial warehouse
- 12 parking stalls + 102 LCP stalls
- 200 AMP, 3 phase power
- Three 12' x 12' rear loading overhead door
- 22'4" clear-span warehouse ceiling height

SALIENT FACTS

PROPERTY ADDRESS:

4342 West Shore Parkway, Langford, BC

ZONING: BP2A - Business Park 2A – Sooke Road West

PIDS: 032-158-688, 032-158-670, 032-158-661

LEGAL DESCRIPTION:

STRATA LOT 22, 23, 24 SECTION 87
METCHOSIN DISTRICT STRATA PLAN
EPS9279 TOGETHER WITH AN INTEREST IN
THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM V

PURCHASE PRICES:

Unit 318: \$1,293,265

Unit 320: \$1,141,325

Unit 322: \$1,141,325

Combined: \$3,575,915

MUNICIPALITY: Langford



4342 WEST SHORE PARKWAY | LANGFORD



PROPERTY INFORMATION:

YEAR BUILT

2024

LOT SIZE

1.89 - Acres

ACCESS/EGRESS

West Shore Parkway, Langford

FRONTAGE

West Shore Parkway, Langford

CONSTRUCTION

Tilt-up concrete & precast concrete hollow core floors

STOREYS

Two (2)

TOTAL UNITS

32 total units

UNIT 320 & 322 SIZE BREAKDOWN

Main Floor: $\pm$ 2,007 SQFT

Second Floor: $\pm$ 1,208 SQFT

Total: $\pm$ 3,215 SQFT

UNIT 318 SIZE BREAKDOWN

Main Floor: $\pm$ 2,007 SQFT

Second Floor: $\pm$ 1,636 SQFT

Total: $\pm$ 3,634 SQFT

COMBINED UNIT SIZE BREAKDOWN

Main Floor: $\pm$ 6,021 SQFT

Second Floor: $\pm$ 4,052 SQFT

Combined Total: $\pm$ 10,073 SQFT

ELECTRICAL

200 AMP, 120/208 Volt, 3-Phase

PLUMBING

2 Piece Washroom & Secondary Rough-In

HEAT

RTU HVAC System

FLOOR LOAD

250 LBS/SF

CEILING HEIGHT

22'6" Warehouse Ceiling Height

LAYOUT

Split Level Unit: Warehouse + Second Level

LOADING

12' x 12' Grade Level Loading Door / Unit

PARKING:

12 Designated Stalls when Combined

COMMON PARKING:

102 Stalls

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Langford is the fastest-growing city in Canada and the economic center of the West Shore, attracting businesses across various sectors, including retail, light industrial, and professional services.

With a business-friendly environment, streamlined permitting processes, and an ever-expanding consumer base, Langford has become a prime destination for commercial growth. The city is home to large retail and wholesale stores, a growing industrial sector, and a thriving small business community. Its strategic location and continuous investment in infrastructure make it an attractive choice for businesses looking to establish a presence in Greater Victoria's most dynamic and rapidly evolving market.

TRADE AREA & DRIVE TIME

LANGFORD + 5 MINUTES

SAANICH CORE + 12 MINUTES

VICTORIA CORE + 24 MINUTES

DUNCAN + 43 MINUTES

SOOKE + 25 MINUTES

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For more information contact:

Harry Jones

Personal Real Estate Corporation

250-410-1991

harry@jbwcommercial.com

JBW

COMMERCIAL

102 - 517 Gore Street

Victoria, BC

V9A 5E5