



WILLIAM | WRIGHT
Commercial Real Estate Services

FOR SALE

**CORNERSTONE 1
830 MCCALLUM ROAD
LANGFORD**

Rare opportunity to purchase move in ready Class A industrial flex space with retail exposure, nestled in the heart of Langford's busiest commercial node. Offering units ranging in size from +/- 3,776 - 17,818 SF.

AVAILABLE NOW

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OPPORTUNITY

William Wright Commercial is pleased to present the rare opportunity to purchase industrial flex warehouse space in Langford's busiest commercial node. The flexible MUE2 zoning provides for a wide range of uses, allowing an end user to take advantage of the warehouse, second floor office/flex work area, and retail frontage aspects of this opportunity. The property provides a high quality end product from an established developer, an unbeatable location, two entry points for each unit in a front door and an at-grade loading door, storefront signage exposure, dedicated parking stalls, and a number of other features which cater to a wide range of businesses.



PROPERTY FEATURES

Unit Sizes: ± 3,776 - 17,818 SF

Sale Price: Starting from \$1,578,500

Parking: Refer to Unit Breakdown page

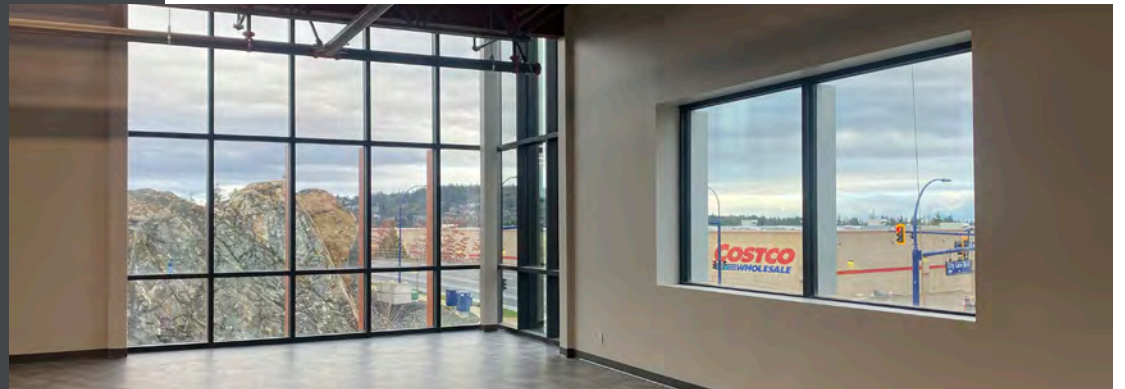
25' clear span warehouse ceiling height

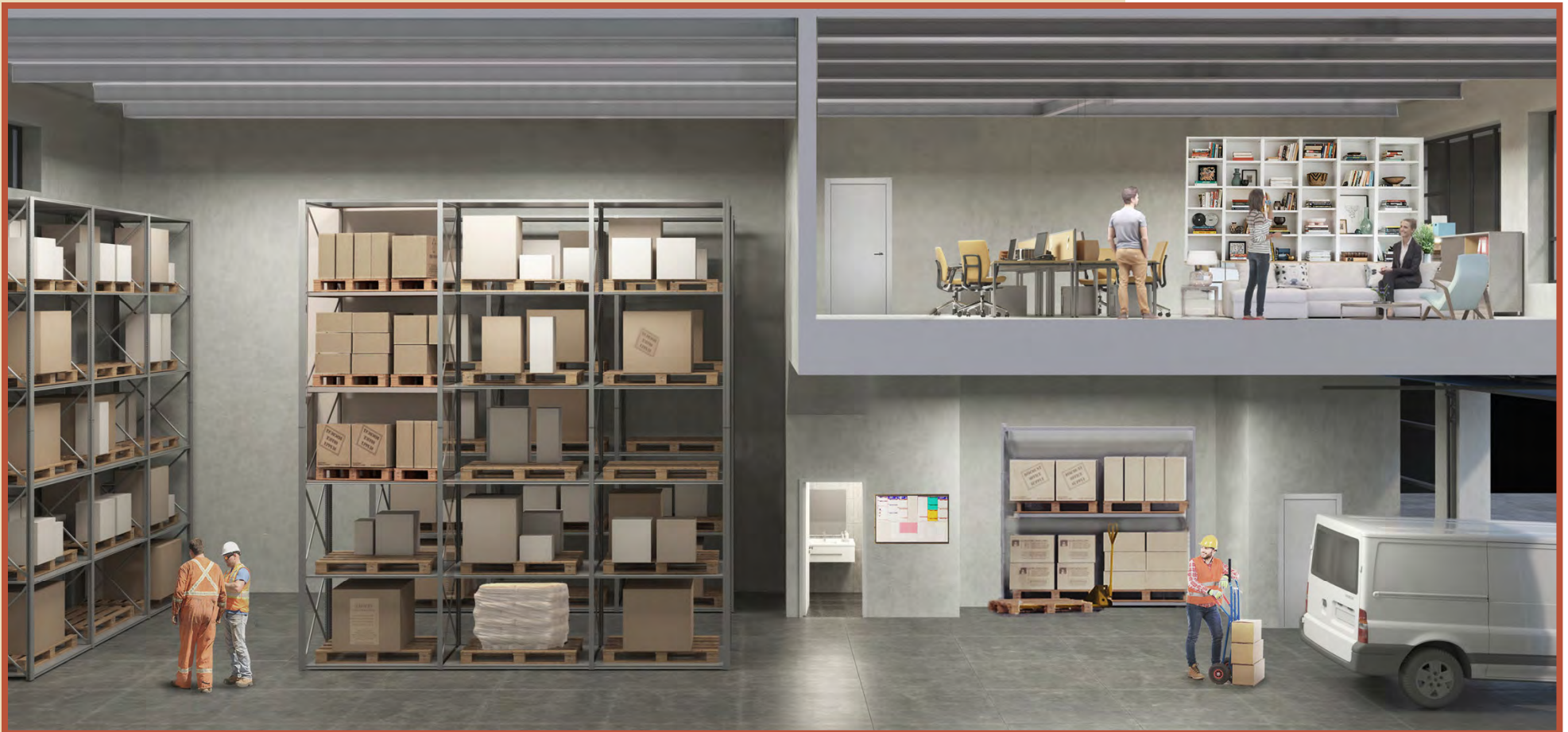
12' x 10' Grade level loading door per strata unit

Enclosed second floor office / flex work space

Handicap accessible washroom on main floor (plumbing rough-in provided for 2nd floor level)

Contemporary storefront and extensive glazing





AMENITIES

The following amenities are provided for each strata unit:

CONSTRUCTION

Concrete foundation, painted tilt-up exterior concrete walls, steel roof structure, pre-finished thermally broken glazing systems.

CEILING HEIGHT

25'0" clear span warehouse ceiling height, 12' clear span ceiling height from ground floor to underside of second floor.

BUILT OUT WASHROOM

Two piece washroom provided on ground floor with HW tank. Additional plumbing rough-in provided for distribution to the second floor.

ELECTRICAL

200 amp, 208/120 volt, three phase electrical panel.

WAREHOUSE HEATING

Gas fired heater in warehouse.

NATURAL GAS

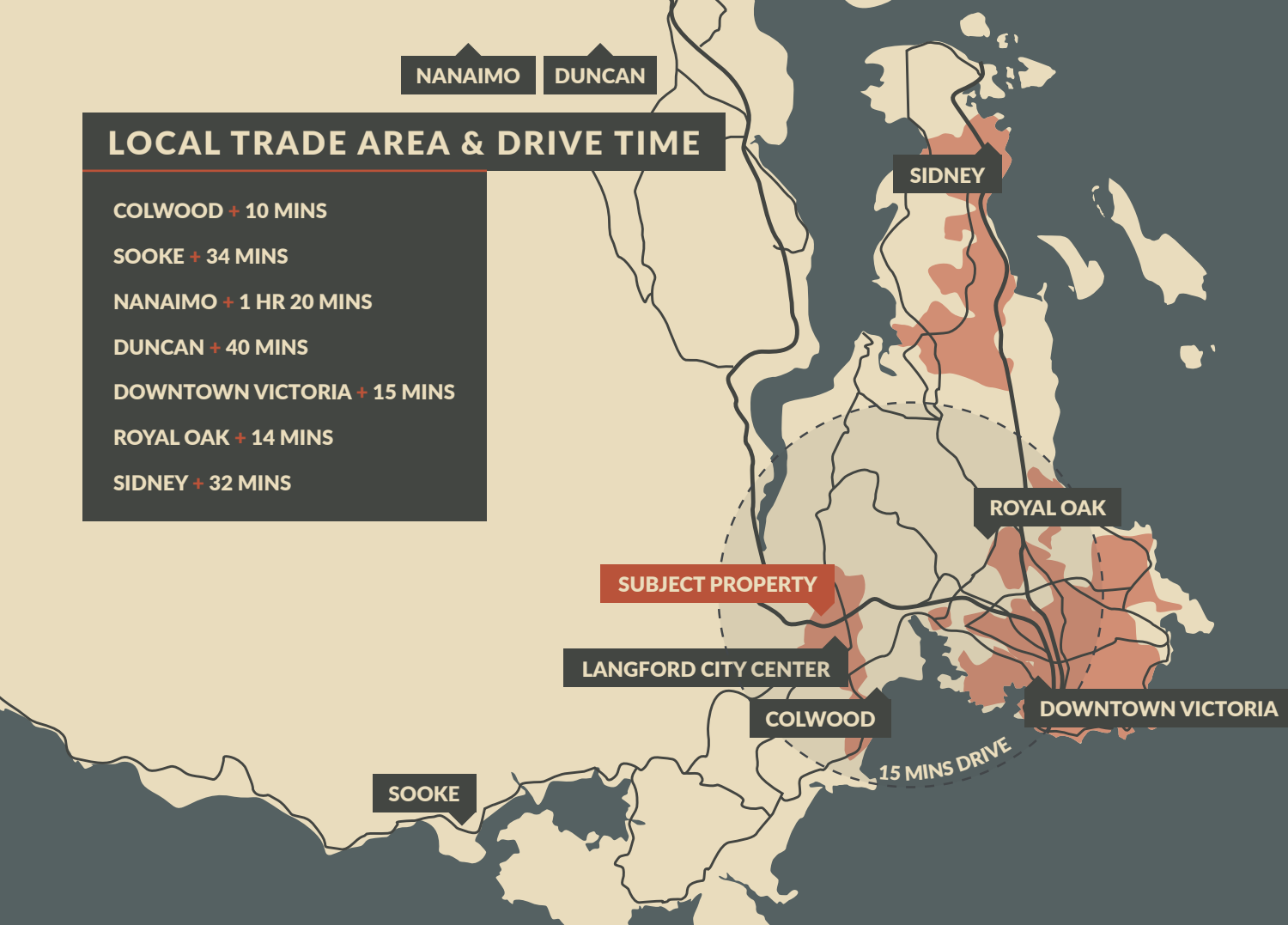
Capped connection to be provided in premise for future connection.

FLOOR LOAD CAPACITY

300 LBS/SF.

LED LIGHTING

Extensive motion sensed lighting installed in the warehouse.



LANGFORD

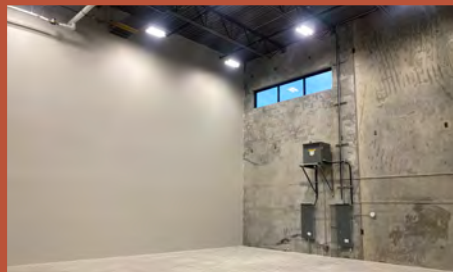
The property is centrally located in the heart of Langford and a stone's throw from the Trans-Canada Highway which provides ease of access to and from all areas of Langford and neighbouring trade areas. The strategic location makes for seamless access up island to Nanaimo and beyond, the Saanich Peninsula, Victoria proper, in addition to Sooke and Port Renfrew! The location is also anchored by an endless amount of complementary uses including but not limited to Costco, Save-On-Foods, Staples, Best Buy, Home Depot, Millstream Village Shopping Centre, Walmart, Starbucks, Tim Hortons, and the Four Points by Sheraton, to name a few.



Situated in the heart of a bustling city, this building enjoys prime visibility and accessibility. It is ideally located off of the Trans-Canada highway and near multiple prominent landmarks, the provided map highlights the prominent amenities in the surrounding area.

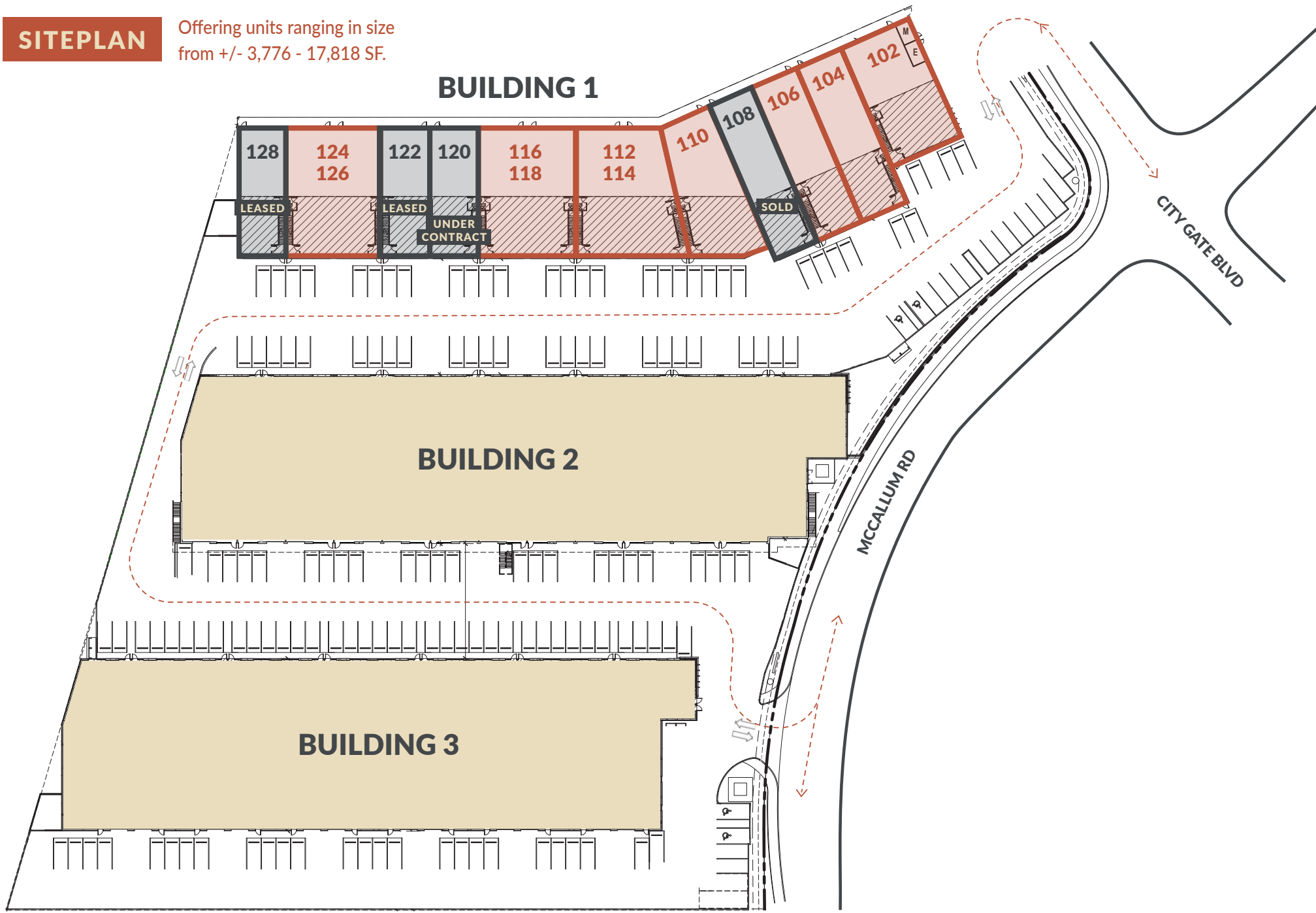
- 1 Future School
- 2 Four Points Hotel by Sheraton
- 3 Future Development Site
- 4 Costco
- 5 Staples
- 6 Save On Foods
- 7 Best Buy
- 8 Three 6-storey multi family buildings
- 9 Millstream Village Shopping Centre
- 10 Tesla Dealership and Service Centre
- 11 Downtown Victoria
- 12 View Royal
- 13 Saanich

LOCAL AMENITIES & LANDMARKS



SITEPLAN

Offering units ranging in size from +/- 3,776 - 17,818 SF.



UNIT BREAKDOWN

Unit Number	Warehouse Size	2nd Floor Size	Total Size* SF	Price / SF**	Total Price	Grade Loading	Parking Stalls
102	3,052	1,574	4,626	-	-	1	3
104	2,786	1,029	3,815	\$500	\$1,907,500	1	2
106	2,767	1,009	3,776	-	-	1	2
UNIT 108 - SOLD							
110	3,244	1,571	4,815	-	-	1	4
112 & 114	4,446	2,243	6,689	-	-	2	5
116 & 118	4,298	2,016	6,314	-	-	2	4
UNIT 120 - UNDER CONTRACT							
UNIT 122 - LEASED							
124 & 126	4,298	2,016	6,314	-	-	2	4
UNIT 128 - LEASED							

*Units can be combined for larger floorplate users.

**Prices subject to change.

ZONING AND PERMITTED USES

The following uses are permitted in the MUE2 Zone:

Restaurant, Retail and Other Service Commercial Uses

- Financial institution
- Licensed premises
- Retail store

Business and Technology Uses

- Business support service, including the sale of furniture, office equipment and machines
- Catering
- Electronics sale, service and manufacturing
- Equipment sale, service, repair and rental, minor

Film production studio

- Medical Clinics and accessory related commercials uses
- Office
- Research and development facility, in enclosed buildings;

Educational, Cultural and Recreational Uses

- Charitable facility
- Community care facility
- Cultural facility
- Group daycare
- Fitness center
- Recreation facility, indoor
- Training and education facility

Further Commercial Uses

- Contractor services
- Industrial use, light, which includes admin office, retail sales and distribution uses. Also includes wholesaling and warehouse storage
- Special wholesale
- Warehouse

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