

FOR LEASE

731 GOLDSTREAM AVE

Free standing building in the
heart of Langford

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HIGHLIGHTS

- High traffic location
- Free standing building
- 2 x commercial hood systems
- Commercial kitchen
- Prominent signage opportunity
- Walk in cooler & walk in freezer

KEY FEATURES



ONSITE
PARKING



PROMINENT
LOCATION



TURN KEY
RESTAURANT
SPACE

INTRODUCTION

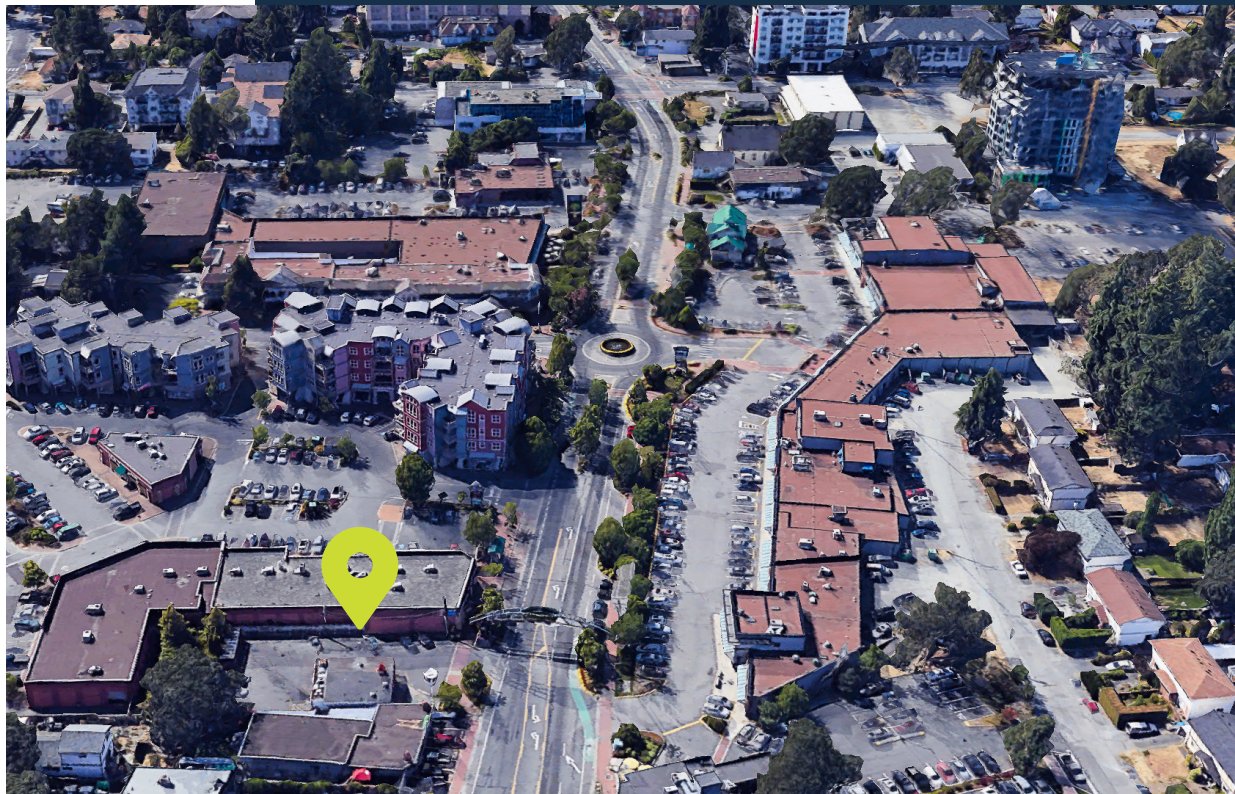
An amazing opportunity to lease a free standing restaurant in the heart of Langford's downtown.

Strategically located at 731 Goldstream Ave and easily accessible by vehicular traffic and for the office and residential crowds that populate Langford's densifying downtown.

The interior space is nearly 1500 sq ft and currently built out as fast-food restaurant with a fully vented commercial kitchen, specifically built for high volumes.

Great signage opportunities from the nearly 25 ft pylon sign facing Goldstream Ave and visible from Veterans Memorial Pkwy.

The Private onsite parking lot for over 20 cars is extremely rare in today's market and allows for easy pick-up and delivery options.



*This add is not intended to induce breach of any current listing agreements and all parties should verify independently to the accuracy of the information.



D O W N T O W N L A N G F O R D



POPULATION WITHIN 5KM'S:

APPROXIMATELY
57,000



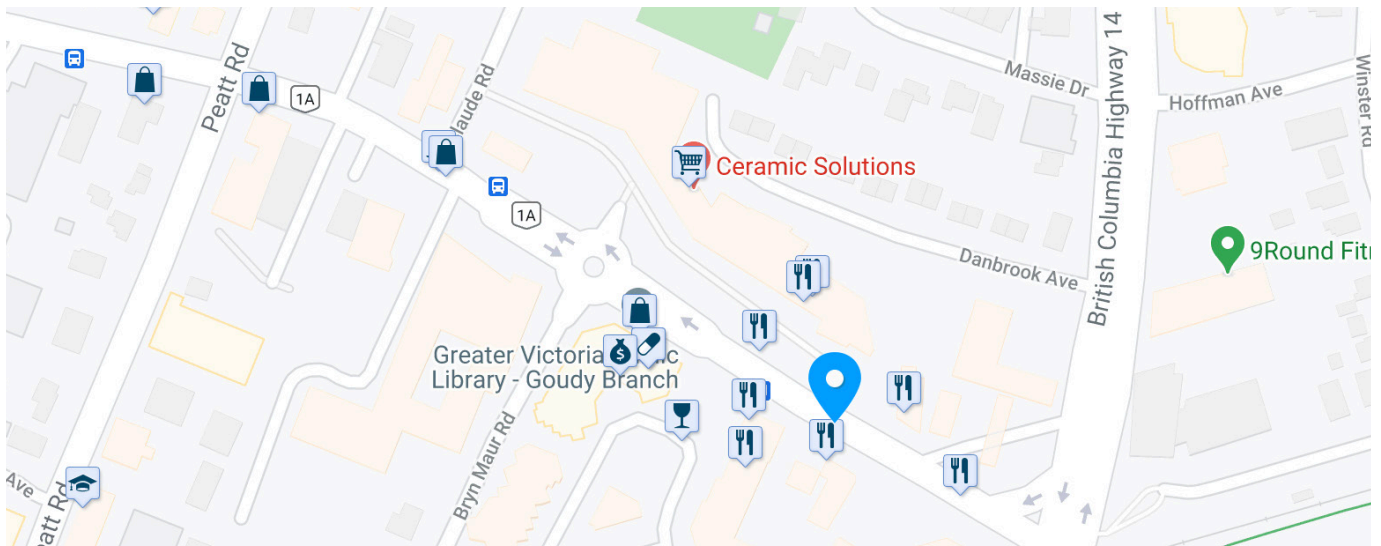
AVERAGE HOUSEHOLD INCOME:

APPROXIMATELY
\$87,500

LOCATION:

Goldstream Ave between Veterans memorial Pkwy and Jacklin Rd is the center of the Westshore and 731 Goldstream is perfectly positioned to take advantage of it.

Langford is the fastest growing town in the province which is evident in the rapidly evolving downtown with a mix of new residential developments bringing businesses and young families to a rapidly densifying core. New commercial office developments on Peatt road will provide and influx of hungry office workers to the area and further add to the customer base of the extremely busy Goldstream Village.



LEASE INFORMATION

LEASE FOR ENTIRE PROPERTY:

Asking \$8995 Net per month

Operating Costs \$2200 per month

Available as early as March 1st, 2021

PROPERTY INFORMATION:

Interior space: 1476 sq ft

Lot size: 11,761 sq ft

Parking : 21 spaces

Zoning: C3 District Commercial

ZONING

The C3 Zoning provides for a wide array of commercial businesses including but not limited to:

Personal service establishment; Recreation facility, indoor; Recycling depot; Restaurant; Retail store; School; Shopping centre; Taxi office; Training and education facility, Household equipment and appliance service and repair; Library; Licensed premises; Liquor store; Medical Clinics and accessory related commercials uses; Office; Film production studio; Financial institution; Fitness centre; Bakery; Business support service; Catering; Charitable facility.



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