



# Development Opportunity

4 LOT LAND ASSEMBLY POTENTIAL - 2652, 2640, 2644, 2648 SOOKE ROAD



## 2640 Sooke Road Langford British Columbia

\$1,200,000

Prime 4-Lot Land Assembly with Exceptional Potential for Developers! Located steps from the serene Glen Lake in Langford, this +/-33,100 square foot property currently has R2 zoning and presents a lucrative opportunity for rezoning to 2.5 FSR, ideal for constructing sought-after condos. Its strategic position offers unparalleled convenience, with essential amenities like Walmart, Superstore, Starbucks, Westshore Town Centre, Belmont Market, and Cineplex., ust a 5-minute drive away. Additionally, Costco and Highway 1 are within 10 minutes, enhancing its appeal for both residents and investors. Don't miss the chance to transform these four properties--2640 Sooke Rd (MLS 950176), 2644 Sooke Rd (MLS 950177), 2648 Sooke Rd (MLS 950178), and 2652 Sooke Rd (MLS 950827)--As per the "OCP" there is the opportunity to build a thriving condominium, mixed-use and or office above retail store development. Act swiftly to seize this rare opportunity in Langford's dynamic real estate market! (id:6769)

Bedroom 12' x 11'

Bathroom 4-Piece

Primary Bedroom 11' x 11'

Kitchen 8' x 7'

Dining room 11' x 7'

Living room 16' x 11'

Balcony 21' x 12'

Entrance 6' x 4'

Bedroom 12' x 9'

Bedroom 11' x 10'

Bathroom 4-Piece

Primary Bedroom 12' x 11'

Kitchen 12' x 10'

Dining room 11' x 10'

Living room 15' x 14'

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://giordanocollective.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.