



## 1919 Sooke Rd Colwood BC

\$2,100,000

Prime development site in Colwood Corners neighbouring new residential & commercial mixed use development opposite the prestigious Royal Colwood Golf course and positioned on the Transit Growth Corridor. This is the heart of Colwood with recreational facilities, shopping, transit and Esquimalt Lagoon close by. The lot is 23,458sqft zoned R1 however the OCP is designated Colwood Corners permitting a maximum FAR of 4.5. The municipality is focusing the highest density along the Sooke Road, Goldstream and Wale Road corridor with recent approvals in excess of 30+ story buildings. The property offers approximately 195'83 feet frontage along Colwood Crescent and 99'76 feet frontage along Sooke Road with rear road frontage. Older restrictive covenant registered on title restricts development and must be removed to develop. NOTE: 3 to 4 story townhomes will not be supported by the municipality. The seller and his tenant will rent back at market rates.

Listing Presented By:



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